



BOARD OF ADJUSTMENT MEETING AGENDA

The Board of Adjustment of the City of Gun Barrel City, Texas will meet in a Regular Meeting in City Hall Council Chambers, located at 1716 W. Main Street Gun Barrel City, Texas, on Thursday, July 9, 2026 at 2:00 PM.

1. CALL TO ORDER

2. ROLL CALL AND QUORUM

3. CHAIRMAN'S EXPLANATION OF PROCEDURES

It takes four affirmative votes in order for a variance to be granted. If a variance is denied, the only course of action for the requestor is to file an appeal in the Henderson County District Court.

4. NEW BUSINESS

- 4.A Conduct a public hearing and consider and take action on a request from Napps Properties, Inc. for a variance to Sec. 156.041(C)(1)(b)1, B-2 front building setback requirements, to allow the existing commercial building to remain in its current location with approximately 26.2-foot encroachment into the required 40-foot front setback along Waldman Drive, for property located at 240-248 N. Gun Barrel Lane, legally described as Cedar Village Estates, Lots 18, 19, 20, 31, and part of Lot 33 (proposed Lot 18R pending replat), Gun Barrel City, Texas.

5. ADJOURNMENT

Attest:

Approved:

Janet Dillard, City Secretary

Angela Smith, City Manager

I certify that this Notice of Meeting was posted in a glass-enclosed case in front of City Hall at 1716 West Main Street, Gun Barrel City, Texas, and available for viewing by the public three business days prior to the meeting, as well as at the City's website at www.gunbarrelcity.gov.

Janet Dillard, City Secretary

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary Office at (903) 887-1087 for further information.



Board of Adjustment Staff Report

Title: Conduct a public hearing and consider and take action on a request from Napps Properties, Inc. for a variance to Sec. 156.041(C)(1)(b)1, B-2 front building setback requirements, to allow the existing commercial building to remain in its current location with an approximately 26.2-foot encroachment into the required 40-foot front setback along Waldman Drive, for property located at 240-248 N. Gun Barrel Lane, legally described as Cedar Village Estates, Lots 18, 19, 20, 31, and part of Lot 33 (proposed Lot 18R pending replat), Gun Barrel City, Texas.

Summary

What they are asking for: The applicant is asking the Board to allow the existing commercial building to remain where it is. The building is too close to Waldman Drive under the B-2 front setback requirement.

Main measurement: The B-2 front setback is 40 feet. The survey shows the building is approximately 13.8 feet from the Waldman Drive property line at the closest point, creating an approximate 26.2-foot encroachment.

Setback Reviewed	Required	Existing / Notes	Variance Needed
Waldman Drive frontage	40 ft front setback	Approx. 13.8 ft from property line at closest surveyed point	Approx. 26.2 ft encroachment
South Gun Barrel Lane frontage	40 ft front setback	Survey shows a 50 ft building line (<i>it is only 40ft</i>) and the building appears approx. 10.3 ft behind that line	No variance identified for this frontage
Side yard standard	0 ft if next to commercial; 25 ft if next to residential	The City does not define “side street” in ordinance see definition example below;	No variance request

Background

Owner	Napps Properties, Inc.
Property Address	240-248 N. Gun Barrel Lane / 248 N. Gun Barrel Lane
Legal Description	Cedar Village Estates, Lots 18, 19, 20, 31, and part of Lot 33 (proposed Lot 18R pending replat)
Zoning	B-2 - General Business District
Existing Building	One-story brick/metal commercial building with multiple tenant spaces
Request	Allow the existing building to remain in its current footprint where it encroaches into the Waldman Drive front setback

Public Notice

- Newspaper notice sent to The Monitor: 06/16/26
- Newspaper notice published in The Monitor: 06/21/26
- Notice letters mailed to property owners within 200 feet: 06/18/2026

City Ordinance and Measurement Explanation

- Sec. 156.041(C)(1)(b)1 - B-2 front setback: 40 feet.
- B-2 side setback: 0 feet when adjacent to commercial property; 25 feet when adjacent to a residential district.
- B-2 rear setback: 0 feet when adjacent to commercial property; 25 feet when adjacent to a residential district.
- The City ordinance does not define “side street.” The variance measurement is based on the front setback along Waldman Drive.

A diagram of a rectangular lot situated between two streets. The lot is divided into three sections: a 'Front Yard' at the top, a 'Side Yard' on the right, and another 'Front Yard' at the bottom. A red circle is drawn around the entire lot, with a red arrow pointing to the 'Front Yard' at the bottom, indicating a prohibited area for a structure.

Board of Adjustment Staff Report

Staff Analysis

- The survey shows the building is approximately 13.8 feet from the Waldman Drive property line at the closest point.
- The required B-2 front setback is 40 feet, so the building encroaches approximately 26.2 feet into the required setback along Waldman Drive.
- The applicant is not asking to expand the building or change the use. The request is only to recognize the existing building location.
- The building was reportedly constructed around 1984 and has existed in substantially the same footprint for decades.
- The building extends across multiple platted lots/parts of lots. A replat is still required before the property can be considered fully compliant from a platting/property configuration standpoint.
- The variance would address only the setback issue. It would not approve the replat or release any utility easement.

Replat Status

The property was going through the replat process, but the replat has not been filed or recorded because the setback issue must be addressed first. If the variance is approved, the applicant will still need to complete and record the replat so the property lines match the existing development across the affected lots.

Variance Criteria - Staff Review

Staff reviewed the application materials using the variance criteria. The findings below are summarized for the Board.

Criteria	Staff Summary
1. Special property conditions	Existing commercial building, multiple street frontages, utility/building line areas, and multiple platted lots.
2. No special privilege	Approval would only allow the existing building to remain. It would not allow expansion, a new use, or additional encroachment.
3. Reasonable use / no other practical remedy	Full compliance would likely require removal or reconstruction of part of the existing building.
4. Not based only on money	Financing was raised by the applicant, but the request also involves the existing building location, lot configuration, and historical development pattern.
5. Hardship not self-created	The building was reportedly constructed around 1984 and existed in its current location before the current request.
6. Minimum variance needed	The request is limited to the existing footprint and the measured encroachment along Waldman Drive.
7. Public health, safety, and welfare	No expansion is proposed. The approval would apply only to the existing Waldman Drive front setback measurement shown on the submitted survey.
8. Unique characteristics	Longstanding commercial building crossing multiple lots, multiple street frontages, and a pending replat issue.

Board of Adjustment Staff Report

Staff Recommendation

Staff recommends approval of the requested variance for the setback requirement only. The approval would allow the existing commercial building to remain with a 13.8-foot front setback along Waldman Drive as shown on the submitted survey.

Specific Board Action Language

Approval Motion (Staff Recommended - Setback Only)

I move to approve the variance request from Napps Properties, Inc. for property located at 240-248 N. Gun Barrel Lane, legally described as Cedar Village Estates, Lots 18, 19, 20, 31, and part of Lot 33 (proposed Lot 18R pending replat), to grant a variance to Sec. 156.041(C)(1)(b)1, B-2 front building setback requirement, allowing the existing commercial building to remain as-is with a 13.8-foot front setback along Waldman Drive, where a 40-foot front setback is required. This approval is only for the existing Waldman Drive front setback requirement shown on the submitted survey.

Approval with Changes

I move to approve the variance request from Napps Properties, Inc. for the existing commercial building at 240-248 N. Gun Barrel Lane, with the following change to the setback variance approval: [Board member states change].

Denial Motion

I move to deny the variance request from Napps Properties, Inc. for property located at 240-248 N. Gun Barrel Lane because the Board finds that the request does not meet the required variance criteria. The reasons for denial are: [Board member states reasons].



Citizens Guide to Variances

Board of Adjustment

City of Gun Barrel City

This guide discusses the purpose, application requirements, review criteria, and process for a variance.

What is a variance?

A variance is a deviation from the City's development regulations. A variance can be requested when a proposed residential project does not comply with zoning regulations of the City's Code of Ordinances. If a building permit does not comply with regulations, the homeowner may either revise the project to bring it into compliance or apply for a variance for review by the Board of Adjustment (BOA).

Who reviews a variance?

Staff will review the application and serve as the case manager. The BOA, a citizen board that is appointed by the City Council, reviews all variance requests in a public hearing and renders a decision. The BOA is granted authority by the Gun Barrel City Charter and in accordance with Texas State Law.

What is the process for a variance?

Step ONE: Pre-application Meeting

- Meet with Staff to discuss the variance request. Bring a drawing of the site with the proposed project design. The discussion will include the applicable zoning regulations and the nature of the request.

Step TWO: Alternative Design

- Explore design alternatives with Staff. In the evaluation of alternative designs, applicants should consider the variance review criteria established in the International Zoning

Code as adopted and the Gun Barrel City Revised Code of Ordinances.

- If the alternative design process does not yield a plan that conforms to regulations, the property owner will have the choice to proceed with the variance application.

Step THREE: Submit Application

- Requires a hard copy of the following information:
 - o Complete application form
 - o \$300 application fee (non-refundable)
 - o Proof of ownership / Land Survey
 - o Letter of description and justification
 - o Alternative design
 - o Site plan
 - o Elevation drawings and floor plans (if applicable)
 - o Neighborhood input is encouraged. Letters of support on behalf of neighboring properties are appropriate.
- The hearing will be scheduled once the application is reviewed and deemed complete (generally 30 days after the application is submitted).

Step FOUR: Noticing Requirements - Mailed Notice

- Mailed Notice - Staff must mail a notice of the public hearing to property owners who lie within 200 feet of the subject property.
- Publication – Staff will publicize the public hearing to the local paper and on their website.
- The agenda will be posted at least 72 hours before the meeting outside City Hall and on our website at www.gunbarrelcity.net

Step FIVE: Public Hearing and BOA Decision

- Staff will submit the case to the BOA. This includes the findings based on the review criteria established in the International Zoning Code as adopted and the Gun Barrel City Revised Code of Ordinances and a recommendation to approve or deny the request(s).
- The applicant or representative are given an opportunity to present. Visual aids are preferred. BOA members will ask the applicant questions about the proposal.
- Public hearings are open for comments. Neighbors and the general public are encouraged to attend.
- The BOA will deliberate and render a decision.

What are the criteria for a variance?

The International Zoning Code as adopted establishes criteria for reviewing a variance (IZC 107.7.3). The applicant is responsible for demonstrating that the variance meets the review criteria.

Staff will make findings on the criteria and a recommendation to approve or deny the request(s) based on the findings. The BOA will apply the same criteria to approve or deny an application.

The variance request(s) must meet the criteria listed below and explanations must be supplied by the requestor in the application.

1. Limitations on the use of the property due to physical, topographical and geological features.
2. The grant of the variance will not grant any special privilege to the property owner.
3. The applicant can demonstrate that without a variance there can be no reasonable use of the property.
4. The grant of the variance is not based solely on economic reasons.
5. The necessity for the variance was not created by the property owner.
6. The variance requested is the minimum variance necessary to allow reasonable use of the property.
7. The grant of the variance will not be injurious to the public health, safety or welfare.
8. The property subject to the variance request possesses one or more unique characteristics generally not applicable to similarly situated properties.

What are the possible outcomes of a variance hearing?

Approval: If the variance request(s) is approved, the applicant/homeowner may apply for building permit(s). The applicant will have one year in which to complete the modifications subject to the variance or a modified time period as approved by the BOA. The applicant may request an extension.

Denial: If the variance request is denied, the improvements cannot proceed. The applicant cannot apply for another variance that is substantially similar for a period of one year.

Withdrawal: The applicant can withdraw the application at the hearing if it is evident that the Board cannot support the request in its current configuration. Should the applicant proceed with a different design, then a new application is required.

Variance Request Fee: \$300.00

Property Owner

Property Address

Lot #s

903.880.6975 _cedarcreekre@aol.com_

Phone Number Email Address

Cedar Village Estates 5-14-2026
Subdivision Name Date Submitted

Subject/Request: The requested variance involves existing encroachments affecting the building setback lines and the utility easement located along the south side of the property, as reflected in public records and prior plat documentation. The building was constructed within these areas prior to the current request, and the variance seeks recognition and adjustment of the existing conditions

(As it should appear on the agenda)

Information Regarding Request: (Be specific)

I am requesting a variance and relief related to existing building encroachments into the required setback lines and utility easement located along the south side of my property, as shown on the attached survey and highlighted exhibit. The survey reflects the existing structure encroaching into the setback and easement area. The building was constructed in the mid-1980s, and these conditions have existed for decades. I am requesting recognition of the existing nonconforming conditions, modification/reduction of the affected utility easement area, and approval for the building to remain in its current location due to the unique corner configuration of the property and the historical zoning and development changes that have occurred since the subdivision was originally platted in 1968.

____ * Survey 2007 and 2026 by Hardin survey office -attached
copy

*Questions 1-8, see attached

(More space on 2nd page if needed)

CRITERIA FOR A VARIANCE

Criteria for variances: Applicants should understand that variances are exceptions to the uniform provisions and application of the zoning Ordinance, and are to be granted only in extraordinary circumstances. The Board exercises the power to grant variances sparingly, with great caution, and only in exceptional instances. Applicants should understand that the Board cannot amend or set aside the zoning Ordinance under the guise of a variance. By law, the Board may grant a variance only if the evidence submitted in a specific case supports a finding that a special condition or conditions exist to the degree that a literal enforcement of the provisions of the Ordinance will result in an unnecessary hardship, and that granting such variance will be contrary neither to the public interest nor the spirit and intent of the Ordinance.

Listed below are factors which the Board may consider in determining whether to grant a variance. Applicants should expect to present evidence addressing these factors and to answer questions the Board members may have regarding them.

If you have any further questions concerning your Variance request, please feel free to contact the City Secretary at (903) 887-1087.

1. **Limitations of Property:** Limitations on the use of the property due to physical, topographical and geological features.

The property is subject to limitations created by the application of current setback requirements to an existing corner commercial structure constructed in the mid-1980s. The building predates many of the current development ordinances and setback standards now applied within the City of Gun Barrel City.

The property is located within Cedar Village Estates, a subdivision originally platted in September 1968 prior to the incorporation of Gun Barrel City. The surrounding area developed during the early growth years of Cedar Creek Lake, long before many current setback and easement standards were adopted.

It is the understanding of the current owner, who is only the second owner of the property since original construction, that the

2. **No special privilege:** Granting the Variance shall not result in a special advantage or benefit beyond what is available to others – subject to the same provisions.

Granting the requested variance would not constitute a special privilege, but rather would allow reasonable continued use of an existing commercial property developed under prior standards and historical development conditions existing at the time of construction.

The request does not seek to increase density, intensify use, or create an advantage over neighboring properties. Instead, it seeks recognition of the longstanding placement of a commercial structure within a subdivision originally platted prior to the incorporation of Gun Barrel City.

Approval of the variance would support fair and reasonable treatment of an established commercial property that has served the

3. **No other remedy:** There is no mean, other than the requested Variance by which the hardship can be avoided or remedied while still allowing a reasonable use of the property.

There is no reasonable alternative remedy available to resolve the existing setback condition affecting the property. Due to current commercial lending requirements and title insurance underwriting standards, lenders and title companies now require confirmation that existing commercial improvements comply with applicable setback ordinances or have approved variance relief in place. Because the structure already exists and has functioned as an established commercial building for decades, relocation or reconstruction of the building is not a practical solution. Prior to requesting a variance, the property owners and prospective buyer explored multiple options through title insurance and

4. **Not exclusively for financial gain:** The purpose of the Variance is not based exclusively upon a desire to increase financial gain from the property.

The requested variance is not sought exclusively for financial gain, but rather to address a longstanding condition involving an existing commercial structure constructed prior to many of the current setback and development standards now applicable within the City. Without variance relief, the property faces substantial limitations related to financing, title insurance, reinvestment, and future improvements despite functioning as an established commercial property within the community for decades. Granting the variance would allow the property to remain economically viable while encouraging continued reinvestment into an established commercial corridor within Cedar Creek City. Approval would support reasonable economic growth, preservation of

5. **Hardship not self-created:** The previously described unique condition existed at the time of the enactment of the provisions of this Ordinance and has not been created by the current property owner.

The conditions affecting the property were not created by the current property owner. The existing commercial building was constructed in approximately 1985, and the current owner is only the second owner of the property since original construction. The current owner did not construct the building, expand the building, or add improvements that increased the footprint of the structure. To the owner's knowledge, the building footprint has remained substantially unchanged since its original construction and operation as J & L Marine serving the Cedar Creek Lake community. The conditions giving rise to this variance request result from evolving setback and easement interpretations over time rather than any action taken by the current property owner.

6. **Minimum Variance necessary:** The variance requested is the minimum variance necessary to allow reasonable use of the property.

The requested variance is the minimum relief necessary to address the existing setback and easement condition affecting the current building footprint. The request is not intended to allow expansion of the structure or create additional encroachments, but simply to recognize the longstanding placement of a commercial building that has existed in substantially the same location since approximately 1985. Granting the variance would allow continued use, financing, and future maintenance of the property while preserving the existing character and development pattern of the area.

7. **Not detrimental:** Granting the Variance will not be detrimental to the public welfare or to the enjoyment, use, or development of property in the vicinity; nor will it substantially diminish or impair property values in the vicinity.

Granting the requested variance will not be detrimental to the public welfare or negatively impact surrounding properties. The commercial building has existed in substantially the same location for nearly forty years and has operated as part of the established business corridor serving the Cedar Creek Lake community. The building has coexisted with neighboring properties for decades without known adverse impact. The variance request does not seek to intensify the use of the property or expand the existing building footprint, but rather to allow continued productive use, financing, and reinvestment into the property. Approval of the variance would support ongoing maintenance and future improvements to the site, which would benefit the surrounding area and help preserve property values within the vicinity.

8. Unique characteristics: The subject property is unique or unusual as compared to other properties subject to the same provisions. Conditions peculiar to and inherent in the property in question and which relate to or arise out of the property rather than the personal situation of the current owner of the property; and which amount to more than a mere inconvenience to the owner.

The subject property is unique because it is a longstanding corner commercial property located within Cedar Village Estates, a subdivision platted in 1968 prior to the incorporation of Gun Barrel City. The building was constructed in the mid-1980s and has remained in substantially the same location and footprint for decades.

The property reflects the early growth era of Cedar Creek Lake as the community evolved from a weekend lake destination into a permanent residential and business community.

Due to changes in zoning, setback interpretations, and utility easement requirements over time, the existing corner lot configuration and building placement now require a variance despite the structure being a long established part of the Gun Barrel provided for by the International Zoning Code adopted by the City of Gun Barrel City.

Owner's Signature:  Douglas Napps 05/13/26

Printed Name: _Napps Properties Inc.- Doug Napps

Date: 5-14-2026

(If different from above)
Applicant/Agent's Signature: _____

Printed Name: _____

Date: _____

Office Use Only:

Fee Paid:

Date Rcvd:

'Applicant given variance guide:

City of Gun Barrel City, Texas

1716 W. Main Street * 903-887-1087 * Fax 903-887-6666 * www.gunbarrelcity.net

1. Limitations of Property

The property is subject to limitations created by the application of current setback requirements to an existing corner commercial structure constructed in the mid-1980s. The building predates many of the current development ordinances and setback standards now applied within the City of Gun Barrel City.

The property is located within Cedar Village Estates, a subdivision originally platted in September 1968 prior to the incorporation of Gun Barrel City. The surrounding area developed during the early growth years of Cedar Creek Lake, long before many current setback and easement standards were adopted.

It is the understanding of the current owner, who is only the second owner of the property since original construction, that the building originally operated as J & L Marine, one of the early marine and boat dealership businesses serving the Cedar Creek Lake community.

Due to the corner lot configuration along Waldman Drive and W. Gun Barrel Lane, the building placement reflects the roadway layouts and development standards existing at the time the property was developed. The current interpretation requiring a 40-foot setback along Waldman Drive now creates a hardship because the building has remained in substantially the same location for nearly forty years and cannot reasonably be relocated or reconstructed.

Additional limitations have also resulted from changes in utility easement interpretations over time. A 2007 survey reflected a 5-foot utility easement along this portion of the property, while a more recent 2026 survey reflects a 10-foot utility easement together with a zero-foot setback building line, creating a substantially larger encroachment area affecting the existing structure.

This change particularly impacts the portion of the building currently occupied by a daycare tenant, despite the building footprint remaining substantially unchanged for decades. To the owner's knowledge, no active utility infrastructure presently occupies the affected portion of the easement area, and utility locate information and 811 verification are available to help confirm that no active water or electrical utility lines currently use this area.

The hardship affecting the property was not self-created by the current owner, but instead results from evolving setback interpretations, easement requirements, and development standards that changed many years after the building was originally constructed.

Granting the variance would recognize the longstanding placement of the structure while allowing continued productive commercial use, reinvestment into the property, and future economic contribution to the Gun Barrel City business corridor.

2. No Special Privilege

Granting the requested variance would not constitute a special privilege, but rather would allow reasonable continued use of an existing commercial property developed under prior standards and historical development conditions existing at the time of construction.

The request does not seek to increase density, intensify use, or create an advantage over neighboring properties. Instead, it seeks recognition of the longstanding placement of a commercial structure within a subdivision originally platted prior to the incorporation of Gun Barrel City.

Approval of the variance would support fair and reasonable treatment of an established commercial property that has served the Cedar Creek Lake community for nearly forty years while preserving compatibility with the surrounding commercial corridor and development pattern.

3. No Other Remedy

There is no reasonable alternative remedy available to resolve the existing setback condition affecting the property. Due to current commercial lending requirements and title insurance underwriting standards, lenders and title companies now require confirmation that existing commercial improvements comply with applicable setback ordinances or have approved variance relief in place.

Because the structure already exists and has functioned as an established commercial building for decades, relocation or reconstruction of the building is not a practical solution.

Prior to requesting a variance, the property owners and prospective buyer explored multiple options through title insurance and conventional lending channels. The owners worked with Cedar Creek Title Company and underwriters associated with Fidelity National Title to determine whether additional title coverage or endorsements were available that would allow financing despite the existing setback and utility easement encroachments. After review, no acceptable coverage solution could be identified.

The owners also consulted with local lenders, including First State Bank, as well as lenders in the Dallas area. Based upon current lending and underwriting requirements, the lenders advised that variance approval from the City would likely be necessary before financing could be approved on the property.

At this time, both the title company and lenders have indicated that obtaining a variance through the City appears to be the only practical solution currently available to allow the property to remain a financeable and insurable commercial property. The owners and buyer remain open to any alternative solution the City may recommend.

4. Not Exclusively for Financial Gain

The requested variance is not sought exclusively for financial gain, but rather to address a longstanding condition involving an existing commercial structure constructed prior to many of the current setback and development standards now applicable within the City.

Without variance relief, the property faces substantial limitations related to financing, title insurance, reinvestment, and future improvements despite functioning as an established commercial property within the community for decades.

Granting the variance would allow the property to remain economically viable while encouraging continued reinvestment into an established commercial corridor within Gun Barrel City. Approval would support responsible economic growth, preservation of existing commercial infrastructure, and future improvements to the property.

5. Hardship Not Self-Created

The conditions affecting the property were not created by the current property owner. The existing commercial building was constructed in approximately 1985, and the current owner is only the second owner of the property since original construction.

The current owner did not construct the building, expand the building, or add improvements that increased the footprint of the structure. To the owner's knowledge, the building footprint has remained substantially unchanged since its original construction and operation as J & L Marine serving the Cedar Creek Lake community.

The conditions giving rise to this variance request result from evolving setback and easement interpretations over time rather than any action taken by the current property owner.

6. Minimum Variance Necessary

The requested variance is the minimum relief necessary to address the existing setback and easement condition affecting the current building footprint. The request is not intended to allow expansion of the structure or create additional encroachments, but simply to recognize the longstanding placement of a commercial building that has existed in substantially the same location since approximately 1985.

Granting the variance would allow continued use, financing, and future maintenance of the property while preserving the existing character and development pattern of the area.

7. Not Detrimental

Granting the requested variance will not be detrimental to the public welfare or negatively impact surrounding properties. The commercial building has existed in substantially the same location for nearly forty years and has operated as part of the established business corridor serving the Cedar Creek Lake community.

The building has coexisted with neighboring properties for decades without known adverse impact. The variance request does not seek to intensify the use of the property or expand the existing building footprint, but rather to allow continued productive use, financing, and reinvestment into the property.

Approval of the variance would support ongoing maintenance and future improvements to the site, which would benefit the surrounding area and help preserve property values within the vicinity.

8. Unique Characteristics

The subject property is unique because it is a longstanding corner commercial property located within Cedar Village Estates, a subdivision platted in 1968 prior to the incorporation of Gun Barrel City. The building was constructed in the mid-1980s and has remained in substantially the same location and footprint for decades.

The property reflects the early growth era of Cedar Creek Lake as the community evolved from a weekend lake destination into a permanent residential and business community.

Due to changes in zoning, setback interpretations, and utility easement requirements over time, the existing corner lot configuration and building placement now require a variance despite the structure being a long-established part of the Gun Barrel City business corridor. The condition arises from the property itself and evolving development standards, rather than any action taken by the current owner.

15 248 N Gun Barrel Ln, Gun Barrel City, TX 75156-3845, Henderson County

Henderson County Appraisal District - Ownership Parcel

MLS Photo Indicator
Address 248 N Gun Barrel Ln
Location City GUN BARREL
Owner Name NAPPS PROPERTIES INC
MLS Sale Date
Total Assessed Value \$366,371
Total Baths (TAXIMLS)
Estimated Lot Acres 0.661
Building Sq Ft (TAXIMLS) 8,800
Effective Yr Built
MLS Listing #

MLS Listing Indicator
City Gun Barrel City
Subdivision CEDAR VILLAGE ESTATE
Owner Name 2
MLS Sale Price
Beds (TAXIMLS)
Land Use - Corelogic (TAXIMLS)
Stories (TAXIMLS)
Year Built (TAXIMLS)
Parcel ID

Misc Building
1
1984
23700000018053

Per HCAD year built

16 Waldman Dr, Mabank, TX 75156, Henderson County

MLS Photo Indicator
Address Waldman Dr
Location City GUN BARREL
Owner Name NAPPS PROPERTIES INC
MLS Sale Date
Total Assessed Value \$5,625
Total Baths (TAXIMLS)
Estimated Lot Acres 0.258
Building Sq Ft (TAXIMLS)
Effective Yr Built
MLS Listing #

MLS Listing Indicator
City Mabank
Subdivision CEDAR VILLAGE ESTATE
Owner Name 2
MLS Sale Price
Beds (TAXIMLS)
Land Use - Corelogic (TAXIMLS) Commercial Lot
Stories (TAXIMLS)
Year Built (TAXIMLS)
Parcel ID 23700000020053

17 107 Waldman Dr, Gun Barrel City, TX 75156-3830, Henderson County

MLS Photo Indicator
Address 107 Waldman Dr
Location City GUN BARREL
Owner Name EAST JAMES W & JAMES DUANE EAST
MLS Sale Date
Total Assessed Value \$227,436
Total Baths (TAXIMLS)
Estimated Lot Acres 0.2394
Building Sq Ft (TAXIMLS) 1,694
Effective Yr Built
MLS Listing #

MLS Listing Indicator
City Gun Barrel City
Subdivision CEDAR VILLAGE ESTATE
Owner Name 2
MLS Sale Price
Beds (TAXIMLS)
Land Use - Corelogic (TAXIMLS) SFR
Stories (TAXIMLS)
Year Built (TAXIMLS) 2012
Parcel ID 23700000021053

18 109 Waldman Dr, Gun Barrel City, TX 75156-3830, Henderson County

MLS Photo Indicator Y
Address 109 Waldman Dr
Location City GUN BARREL
Owner Name RUBIO STEPHANIE & NICHOLAS/ RUBIO ROBYN
MLS Sale Date 04/24/2024
Total Assessed Value \$353,436
Total Baths (TAXIMLS) MLS: 2
Estimated Lot Acres 0.2455
Building Sq Ft (TAXIMLS) 1,429
Effective Yr Built
MLS Listing # 20567507

MLS Listing Indicator
City Gun Barrel City
Subdivision CEDAR VILLAGE ESTATE
Owner Name 2 Rubio Robyn
MLS Sale Price \$140,000
Beds (TAXIMLS) MLS: 3
Land Use - Corelogic (TAXIMLS) SFR
Stories (TAXIMLS) 1
Year Built (TAXIMLS) 1995
Parcel ID 23700000022053

19 111 Waldman Dr, Gun Barrel City, TX 75156-3830, Henderson County

MLS Photo Indicator Y
Address 111 Waldman Dr
Location City GUN BARREL
Owner Name AVILA DANIEL DIAZ/AVILA MARS ELA
MLS Sale Date

MLS Listing Indicator
City Gun Barrel City
Subdivision CEDAR VILLAGE ESTATE
Owner Name 2 Avila Marsela
MLS Sale Price

29 Barrell Bnd, Austin, TX 78748, Henderson County

MLS Photo Indicator

Address

Location City

Owner Name

MLS Sale Date

Total Assessed Value

Total Baths (TAXIMLS)

Estimated Lot Acres

Building Sq Ft (TAXIMLS)

Effective Yr Built

MLS Listing #

Barrell Bnd

GUN BARREL

NAPPS PROPERTIES INC

\$2,742

0.021

MLS Listing Indicator

City

Subdivision

Owner Name 2

MLS Sale Price

Beds (TAXIMLS)

Land Use - Corelogic (TAXIMLS)

Stories (TAXIMLS)

Year Built (TAXIMLS)

Parcel ID

Austin

CEDAR VILLAGE ESTATE

Commercial Lot

23700000033A53

30 Barrell Bnd, Austin, TX 78748, Henderson County

MLS Photo Indicator

Address

Location City

Owner Name

MLS Sale Date

Total Assessed Value

Total Baths (TAXIMLS)

Estimated Lot Acres

Building Sq Ft (TAXIMLS)

Effective Yr Built

MLS Listing #

Barrell Bnd

GUN BARREL

STATE OF TEXAS

\$1,000

0.018

MLS Listing Indicator

City

Subdivision

Owner Name 2

MLS Sale Price

Beds (TAXIMLS)

Land Use - Corelogic (TAXIMLS)

Stories (TAXIMLS)

Year Built (TAXIMLS)

Parcel ID

Austin

CEDAR VILLAGE ESTATE

Public (NEC)

23700000033B53

31 218 N Gun Barrel Ln, Gun Barrel City, TX 75156-3845, Henderson County

MLS Photo Indicator

Address

Location City

Owner Name

MLS Sale Date

Total Assessed Value

Total Baths (TAXIMLS)

Estimated Lot Acres

Building Sq Ft (TAXIMLS)

Effective Yr Built

MLS Listing #

218 N Gun Barrel Ln

GUN BARREL

OVERTON ROBERT RANDAL

\$203,503

0.392

3,260

MLS Listing Indicator

City

Subdivision

Owner Name 2

MLS Sale Price

Beds (TAXIMLS)

Land Use - Corelogic (TAXIMLS)

Stories (TAXIMLS)

Year Built (TAXIMLS)

Parcel ID

Gun Barrel City

CEDAR VILLAGE ESTATE

Misc Building

1

1977

23700000034053

32 Thornton Cir, Mabank, TX 75156, Henderson County

MLS Photo Indicator

Address

Location City

Owner Name

MLS Sale Date

Total Assessed Value

Total Baths (TAXIMLS)

Estimated Lot Acres

Building Sq Ft (TAXIMLS)

Effective Yr Built

MLS Listing #

Thornton Cir

GUN BARREL

OVERTON ROBERT RANDAL

\$15,000

0.2831

MLS Listing Indicator

City

Subdivision

Owner Name 2

MLS Sale Price

Beds (TAXIMLS)

Land Use - Corelogic (TAXIMLS)

Stories (TAXIMLS)

Year Built (TAXIMLS)

Parcel ID

Mabank

CEDAR VILLAGE ESTATE

Residential Lot

23700000035053

33 Thornton Cir, Mabank, TX 75156, Henderson County

MLS Photo Indicator

Address

Location City

Owner Name

Thornton Cir

GUN BARREL

OVERTON ROBERT RANDAL

MLS Listing Indicator

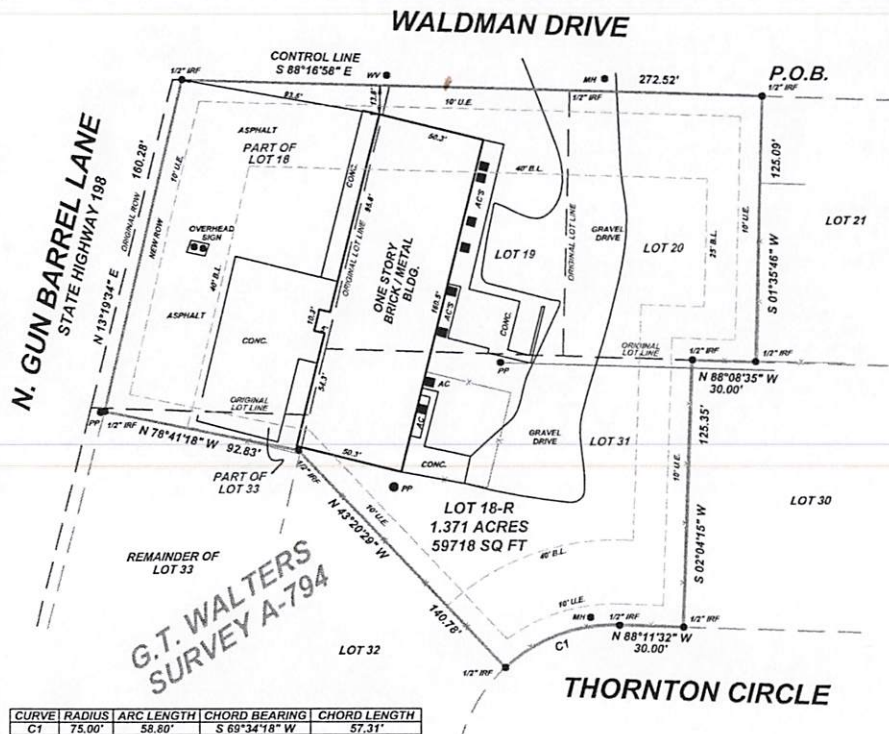
City

Subdivision

Owner Name 2

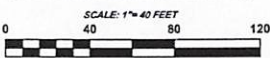
Mabank

CEDAR VILLAGE ESTATE



CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	75.00'	58.80'	S 69°34'18" W	57.31'

LEGEND	
CONC. = CONCRETE	TR = TELEPHONE BOX
PP = POWER POLE	LP = LIGHT POLE
WM = WATER METER	GM = GAS METER
WV = WATER VALVE	EB = ELECTRICAL BOX
IRF = IRON ROD FOUND	PT = PROpane TANK
IRS = IRON ROD SET	SP = SERVICE POLE
IRCA = IRON ROD SET	RI = RIBBON TIE
IRF = IRON ROD FOUND	RL = FIELD LINE
IRF = IRON ROD FOUND	DE = DRAINAGE EASEMENT
IRF = IRON ROD FOUND	



BASIS OF BEARINGS:
TEXAS COORDINATE
SYSTEM NORTH
CENTRAL ZONE NAD 83

A) ALL LOTS TO BE CREATED BY THE PLAT ARE ALREADY ADEQUATELY SERVED BY PUBLIC STREET AND BY ALL REQUIRED UTILITIES AND SERVICES AND BY ALLEYS, IF APPLICABLE.

B) THE OWNERSHIP, MAINTENANCE AND ALLOWABLE USES OF ALL DESIGNATED EASEMENTS HAVE BEEN STATED ON THE MINOR PLAT.

C) EXCEPT FOR RIGHT-OF-WAY WIDENINGS AND EASEMENTS, THE PLAT DOES NOT REQUIRE THE EXTENSION OF ANY MUNICIPAL FACILITIES TO SERVE ANY LOT WITHIN THE DEVELOPMENT INCLUDING ANY DEDICATION STATEMENTS AND SIGNATURES FOR RIGHT-OF-WAY DEDICATIONS.

FLOOD STATEMENT
THIS TRACT DOES NOT LIE WITHIN A FLOOD HAZARD AREA AS INDICATED ON FEMA FIRM MAP COMMUNITY PANEL NO. 48131C100E, DATED 4/4/2010. THIS STATEMENT IS BASED SOLELY ON THE FEMA FIRM MAP AND IS NOT INTENDED TO IMPLY THAT ANY FIELD VERIFICATION WAS MADE TO MAKE THIS DETERMINATION.

OWNER'S CERTIFICATION STATE OF TEXAS :

COUNTY OF HENDERSON :
BEING ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND LOCATED IN THE G.T. WALTERS SURVEY, A-794, CITY OF GUN BARREL, HENDERSON COUNTY, TEXAS, BEING DESCRIBED AS LOTS 19, 20, 31, PART OF LOTS 18 & 33, OF CEDAR VILLAGE ESTATES, ACCORDING TO THE PLAT RECORDED IN VOLUME 6, PAGE 5, CABINET C, SLIDE 18 OF THE PLAT RECORDS, HENDERSON COUNTY, TEXAS. SAID LOT TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN THE SOUTH LINE OF WALDMAN DRIVE AT THE NORTHWEST CORNER OF LOT 21, BEING THE NORTHEAST CORNER OF LOT 20 AND THIS TRACT;

THENCE, S 01°35'46" W, 125.09 FEET ALONG THE COMMON LINE OF LOTS 20 AND 21 TO A 1/2" IRON ROD FOUND IN THE NORTH LINE OF LOT 30 AT THE SOUTHEAST CORNER OF LOT 20;

THENCE, ALONG THE COMMON LINE OF LOT 30 AND THIS TRACT AS FOLLOWS: N 88°08'35" W, 30.00 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 31; S 02°04'15" W, 125.35 FEET TO A 1/2" IRON ROD FOUND IN THE NORTH LINE OF THORNTON CIRCLE AT THE SOUTHEAST CORNER OF LOT 31 AND THIS TRACT;

THENCE, ALONG THE NORTH LINE OF THORNTON CIRCLE AS FOLLOWS: N 88°11'32" W, 30.00 FEET TO A 1/2" IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE LEFT WITH A RADIUS OF 75.00 FEET, A CHORD THAT BEARS S 69°34'18" W, 57.31 FEET FOR AN ARC LENGTH OF 58.80 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF LOT 32, BEING THE SOUTHWEST CORNER OF LOT 31 AND SOUTHERLY SOUTHWEST CORNER OF THIS TRACT;

THENCE, N 43°20'29" W, 140.78 FEET ALONG THE COMMON LINE OF LOTS 31 AND 32 TO A 1/2" IRON ROD FOUND IN THE WEST LINE OF LOT 33;

THENCE, N 78°41'18" W, 92.83 FEET THROUGH LOT 33 TO A 1/2" IRON ROD FOUND IN THE EAST LINE OF NORTH GUN BARREL LANE, THE WEST LINE OF LOT 33 AT THE WESTERLY SOUTHWEST CORNER OF THIS TRACT;

THENCE, N 13°19'34" E, 160.28 FEET ALONG THE EAST LINE OF NORTH GUN BARREL LANE PASSING THE SOUTHWEST CORNER OF LOT 18 AND CONTINUING TO A 1/2" IRON ROD FOUND AT THE INTERSECTION OF THE EAST LINE OF NORTH GUN BARREL LANE AND THE SOUTH LINE OF WALDMAN DRIVE, BEING THE NORTHWEST CORNER OF LOT 18 AND THIS TRACT;

THENCE, S 88°16'58" E (CONTROL LINE), 272.52 FEET PASSING THE NORTHWEST CORNER OF LOT 19, THE NORTHWEST CORNER OF LOT 20 AND CONTINUING TO THE POINT OF BEGINNING AND CONTAINING 1.371 ACRES OF LAND MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I, DOUG NAPPS (OWNER OF NAPPS PROPERTIES, INC.), DO HEREBY ADOPT THIS RE-PLAT, DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS: LOT 18-R, A RE-PLAT OF LOTS 19, 20, 31, PART OF LOTS 18 & 33, OF CEDAR VILLAGE ESTATES AND HEREBY IN ACCORDANCE WITH THE COVENANTS, CONDITIONS AND RESTRICTIONS OF TAMARACK VENTURE, AS AMENDED, A SUBDIVISION LOCATED IN HENDERSON COUNTY, TEXAS, RECORDED IN THE OFFICIAL PUBLIC RECORDS OF HENDERSON COUNTY, TEXAS.

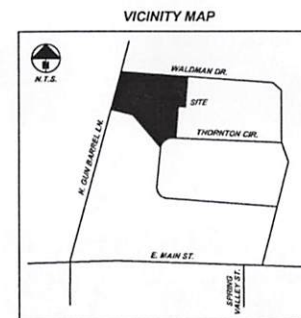
DOUG NAPPS (OWNER OF NAPPS PROPERTIES, INC.)

STATE OF TEXAS
COUNTY OF

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS ON THIS DAY PERSONALLY APPEARED DOUG NAPPS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



PRELIMINARY RE-PLAT CEDAR VILLAGE ESTATES 1 LOT

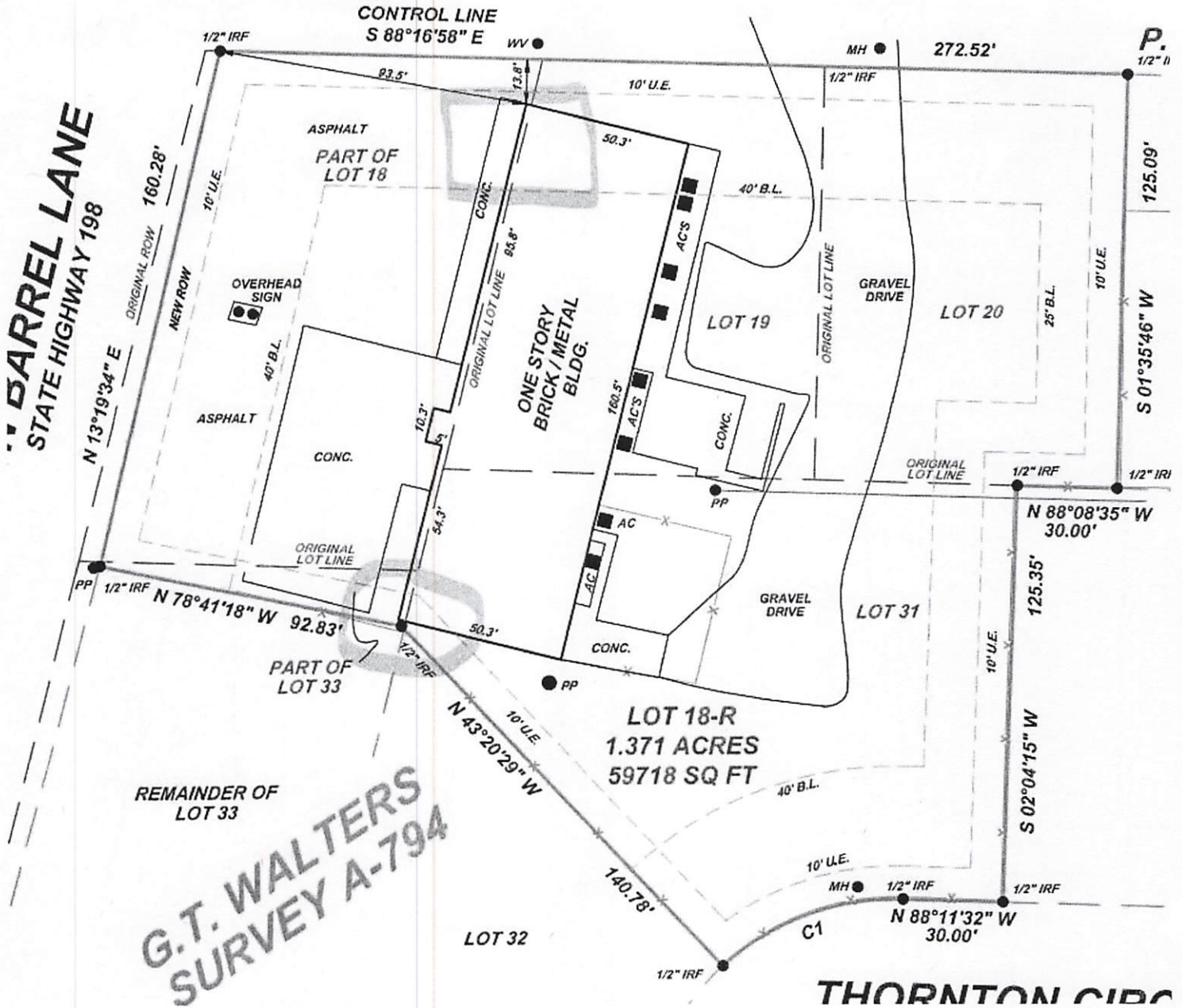
RE-PLAT OF LOTS 19, 20, & 31
AND PART OF LOTS 18 & 33
CREATING LOT 18-R
1.371 ACRES
G.T. WALTERS SURVEY, A-794
CITY OF GUN BARREL
HENDERSON COUNTY, TEXAS



OWNER / DEVELOPER
ISRAEL & REBECCA WAINIONPA
343 LONGLEAF STREET,
GUN BARREL CITY TEXAS, 75156
(940) 235-7697

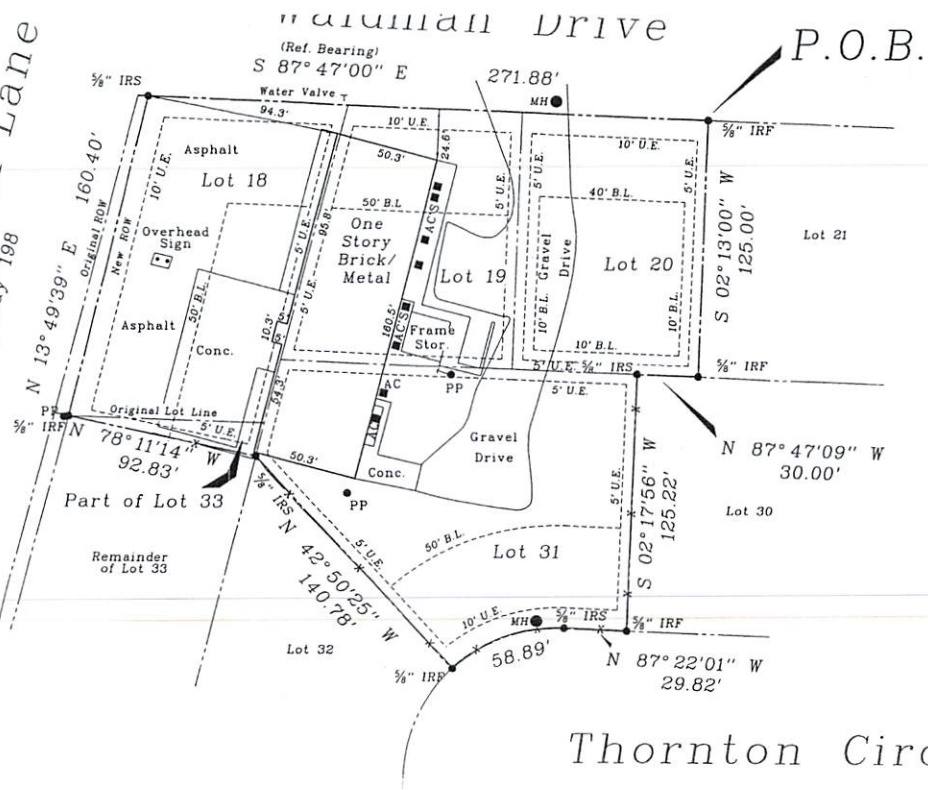
DATE PERFORMED: MARCH 16, 2026 WORK ORDER # 2511070
SCALE: 1"= 40 FEET FIELD BY: JT DRAWN BY: BH

BARREL LANE
STATE HIGHWAY 198
13°10'N



July - Hardin Sunny
Highlighted the Enrollments of Buildings

Highway 198
Cedar Lane



This property is subject to Rules, Regulations, and Zoning Ordinances imposed by the City of Gun Barrel.

Restrictions: Vol. 624, Pg. 44 & Vol. 642, Pg. 851

Subject to a 10' water line esmt. located where the lines were installed to Cross Water Systems Vol. 768, Pg. 781 and to East Cedar Creek Water in Vol. 1536, Pg. 235.

Vol. 1697, Pg. 459 and Vol. 1338, pg. 515 do not appear to affect this tract.

Curve Data
 $\Delta = 44^\circ 59' 16''$
 $R = 75.00'$
 $T = 31.06'$
 $L = 58.89'$
 $Ch = S 69^\circ 38' 01'' W$
 $57.39'$



LAND TITLE SURVEY		
LOT NO. 18, 19, 20, 31 AND PT. 33	CITY GUN BARREL CITY	TEXAS
ADDITION: CEDAR VILLAGE ESTATES		
VOLUME 6 PAGE 5 CABINET C SLIDE 18 OF THE PLAT RECORDS OF HENDERSON COUNTY, TEXAS.		
ADDRESS: SOUTH GUN BARREL LANE, GUN BARREL CITY, TEXAS 75156		
I, GARY L. HARDIN, P.P.L.S. 4207, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY DIRECTION AND SUPERVISION DURING THE MONTH OF FEB. 2007 AND ALL CORNERS ARE AS SHOWN HEREON AND THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS, CONFLICTS OR PROTRUSIONS OTHER THAN THOSE SHOWN. THIS SURVEY WAS PERFORMED IN CONNECTION WITH THE		DATE: FEB. 23, 2007
SURVEY: G.T. WALTERS		SCALE: 1" = 60 FT.
ABSTRACT NO. 794		

2007 Survey

May 22, 2026

Gun Barrel City Board of Adjustment
1810 W. Main Street
Gun Barrel City, Texas 75156

RE: Variance Request – 248 N. Gun Barrel Lane, Gun Barrel City, Texas

Dear Members of the Board:

The purpose of this letter is to provide historical background and context regarding the variance request associated with the existing commercial structure located at 248 N. Gun Barrel Lane in Gun Barrel City, Texas. The owner respectfully submits this information to assist the Board in understanding the longstanding history of the property, the evolution of zoning and development conditions affecting the site, and the practical hardship created by the property's current nonconforming status.

Based upon historical records reviewed by the owner, Cedar Village Estates was originally platted in 1968, and deed restrictions from that time identified multiple lots within the subdivision for commercial purposes. Historical city records further reflect that portions of the subdivision were annexed into Gun Barrel City in phases between approximately 1971 and 1981. In December 1981, Cedar Village Estates was zoned R-2 residential, and according to Henderson County tax records and original building plans retained by the owner, the existing structure located on the subject property was constructed in approximately 1984 in substantially the same location and footprint existing today. Additional city records from 2004 reflect that Lot 18 and numerous surrounding lots within Cedar Village Estates were later considered for rezoning from Residential R-2 to General Business District B-2 commercial.

The owner believes this historical timeline is important because it demonstrates that the property developed during a period of evolving annexation, zoning classifications, commercial development patterns, and setback interpretations within the area. The existing condition affecting the structure today is not the result of a recent expansion or intentional encroachment, but rather the result of longstanding historical site development conditions that have existed for decades.

The property is uniquely affected by its corner-lot configuration along Waldman Drive, together with utility easement locations and setback measurements associated with the site. Historical city documents further indicate that setback measurements within the B-2 zoning district are measured from utility easement areas, which creates additional development limitations on older platted commercial properties such as this site. The existing structure has remained in substantially the same location and footprint for approximately four decades, and based upon the owner's review of available records, the owner is not aware of any material expansion or enlargement of the building footprint since its original construction.

The owner has also undertaken significant efforts to responsibly investigate and address the existing condition. Those efforts have included review of historical tax records and building plans, survey and replat review, consultation with title professionals and legal counsel, communication with utility providers regarding easement areas, and coordination with lenders and title insurance representatives regarding the practical impact of the current nonconforming status.

The current hardship affecting the property is primarily related to financing, insurability, and continued marketability of the longstanding commercial structure. The owner has been advised by lenders and title insurance representatives that the existing nonconforming setback condition creates underwriting concerns that materially affect the ability to finance and insure the property without a formal variance approval. In addition, strict reconstruction or demolition measures necessary to force full compliance would likely disrupt existing tenant operations within the longstanding commercial structure, including local businesses currently serving families and residents within the community.

Importantly, the requested variance does not seek to expand the existing building footprint, intensify the current use of the property, or create additional encroachments. Rather, the request is intended to responsibly resolve and recognize a longstanding historical site condition associated with a commercial structure that has existed in substantially the same configuration for more than four decades.

The requested variance represents the minimum relief necessary to allow the continued lawful use and financing of a longstanding commercial structure without expanding the existing building footprint or intensifying the current use of the property.

The owner respectfully appreciates the Board's time, review, and consideration of this request.

Sincerely,

Authentisign
A stylized, handwritten signature in black ink that reads "Douglas Napps". The signature is enclosed within a thin, rounded rectangular border.

05/26/26

Variance Questionnaire Responses
248 N. Gun Barrel Lane
Gun Barrel City, Texas

1. Would bringing the existing structure into full compliance with the setback requirement cost more than 50% of the appraised value of the structure? If yes, please provide any supporting information, such as contractor estimates, appraisal information, or other documentation.

Yes.

Based upon the owner's understanding and preliminary review of the structural modifications that would likely be required, bringing the existing structure into full compliance would require substantial demolition, reconstruction, and modification of existing commercial improvements located along the Waldman Drive side of the property.

The structure was constructed decades ago in substantially the same configuration existing today and includes multiple occupied commercial tenant spaces. Reconstruction necessary to force full compliance would likely require removal or major alteration of portions of the existing building, resulting in significant structural and construction costs that may reasonably exceed 50% of the value of the affected improvements.

Additionally, reconstruction activities would likely disrupt existing tenant operations within the building, including a daycare facility and barber shop currently operating on the property. Demolition or removal of affected portions of the structure could temporarily interrupt business operations, reduce usable tenant space, or require relocation of existing tenants.

The requested variance is intended to allow the continued safe and productive use of the longstanding commercial structure without requiring unnecessary demolition or substantial disruption to existing businesses operating on the property.

2. Would bringing the existing structure into full compliance cause a loss of at least 25% of the area on the lot where development can physically occur? If yes, please explain and provide any supporting drawing, survey, or site information.

No.

Based upon the currently available survey information, the existing setback condition does not appear to affect 25% or more of the total physically developable area of the lot.

The survey reflects that the existing structure is located approximately 13.8 feet from the Waldman Drive property line at the affected area. However, the hardship associated with the property is not primarily related to loss of lot area, but rather the practical impact that demolition or structural modification would have on the existing commercial improvements and occupied tenant spaces within the building.

Supporting survey information and site exhibits are included within the attached materials.

3. Would bringing the existing structure into full compliance cause the structure or property to violate another City ordinance, building code, easement, or other requirement?

Based upon the owner's current understanding, forcing the existing structure into full compliance may create additional site-layout and development constraints involving existing utility easements, tenant space configuration, parking, and overall site functionality associated with the corner-lot configuration of the property.

The property is affected by an existing utility easement reflected on the survey and replat documents, and historical zoning records indicate setback measurements within the applicable zoning district were measured from utility easement areas. The owner has communicated with utility providers regarding the existing easement configuration, and future adjustments or modifications would require coordination and approval through the appropriate utility and municipal review processes.

The requested variance is intended to allow the longstanding existing site configuration to remain without expansion of the current building footprint or creation of additional encroachments.

4. Would bringing the existing structure into full compliance cause an unreasonable encroachment onto an adjacent property or easement? If yes, please explain.

No.

Based upon the owner's current understanding and available survey information, the existing structure does not extend onto neighboring privately owned property. The requested variance does not seek approval for expansion of the existing building footprint or creation of additional encroachments.

The property owner is also working cooperatively with utility providers regarding existing utility easement areas reflected on the survey and replat documents. Any future easement modifications or adjustments would be completed through the appropriate review and approval process with the applicable utility provider.

The requested variance is intended to recognize and address a longstanding existing site condition associated with the current structure configuration.

5. Is the hardship related to the fact that the City considers the existing structure to be nonconforming?

The hardship is related to the practical impacts created by the property's longstanding nonconforming status, which resulted from historical development conditions and evolving zoning and setback interpretations over time.

The existing nonconforming status is materially affecting the owner's ability to finance, insure, and continue normal commercial use of the property. The owner has been advised by lenders and financial institutions that financing secured by the property may not be available without formal approval of a variance addressing the existing setback condition and building footprint.

Additionally, title insurance underwriting concerns have been raised regarding the existing setback condition. The owner has communicated with title insurance professionals and underwriters regarding whether the property could be insured without exception based solely upon legal nonconforming status. Based upon those communications, the owner understands that formal variance approval may be required before the title company would consider removing or insuring over setback-related exceptions.

As a result, the existing nonconforming status creates a practical hardship affecting the continued financeability, insurability, and marketability of the longstanding commercial property.

6. Please explain when the structure was built, whether it was already in its current location when you purchased or acquired the property, and how the existing nonconforming status is affecting the property.

According to Henderson County tax records and original building plans retained by the owner, the structure was constructed in approximately 1984.

The structure was already located in its current configuration and footprint when acquired by the current owner. Based upon the owner's review of available tax records, historical documentation, aerial review, and property history research, the owner is not aware of any material expansion or enlargement of the building footprint since original construction.

The owner has also undertaken substantial efforts to investigate the property history and existing site condition, including review of historical records, survey materials, title information, zoning history, and consultation with legal counsel and title professionals regarding the property.

The current nonconforming status is materially affecting the owner's ability to obtain financing and title insurance coverage associated with the property. Lenders and title insurance underwriters have indicated that formal variance approval addressing the existing setback condition may be necessary before financing and title coverage can be provided without exception.

The requested variance is intended to responsibly address and resolve a longstanding historical site condition affecting the existing commercial structure while allowing the continued lawful commercial use of the property without expansion of the existing building footprint.

EXHIBIT A

Historical Timeline of Property & Development

248 N. Gun Barrel Lane

Gun Barrel City, Texas

- September 1968 – Cedar Village Estates subdivision was platted. Historical deed restrictions from that time identified multiple lots within the subdivision for commercial purposes, including Lots 1, 2, 18, 19, and Lots 31–49, with Lots 16 and 17 also permitted for commercial use.
- 1969 – Gun Barrel City was officially incorporated as a municipality in Henderson County, Texas.
- July 1971 – The first phase of Cedar Village Estates annexation into Gun Barrel City occurred, including Lots 1, 2, and Lots 39–49.
- March 1973 – Additional portions of Cedar Village Estates were annexed into Gun Barrel City, including Lots 16, 17, 19, and Lots 31–38.
- August 1981 – Additional residential portions of Cedar Village Estates, described in city records as Lots 3–15, 20–30, and 50–61, were annexed into Gun Barrel City. Based upon the legal description and annexation records reviewed by the owner, this annexation phase included Lot 18, the property now commonly known as 248 N. Gun Barrel Lane.
- December 1981 – Cedar Village Estates was zoned R-2 Residential following annexation into the city limits.
- July 1984 – City zoning records reflect that Lot 20 within Cedar Village Estates was rezoned to B-2 General Business District.
- 1984 – According to Henderson County tax records and original building plans retained by the owner, the existing commercial structure located at 248 N. Gun Barrel Lane was constructed in substantially the same footprint and configuration existing today.
- 1984–Present – Based upon available tax records, historical documentation, aerial review, and property history research, the owner is not aware of any material expansion or enlargement of the building footprint since original construction.
- February–March 2004 – Historical city zoning records reflect that Gun Barrel City initiated public hearings and zoning discussions regarding the rezoning of Lots 16, 17, 18, 19, and Lots 31–49 within Cedar Village Estates from Residential District R-2 to General Business District B-2 as commercial development patterns within the area evolved.
- Present Day – The owner is seeking the minimum variance relief necessary to responsibly resolve a longstanding historical setback condition affecting the existing structure without

expanding the building footprint, intensifying the existing commercial use of the property, or creating additional encroachments.

Gun Barrel City, Texas

1810 W. MAIN STREET
GUN BARREL CITY, TEXAS 75147
(903) 887-1087 Fax (903) 887-6666



February 19, 2004

Napps Properties Inc.
190 Lake Drive
Mabank, TX 75147-9090

Dear Property Owner:

The Gun Barrel City Planning and Zoning Commission will hold a public hearing on Monday, March 1, 2004 at 7:00 p.m. in Brawner Hall, located at 1810-A West Main Street, Gun Barrel City, Texas, to discuss the re-zoning of Lots 16, 17, 18, 19, 31, 32, 32A, 33A, 33B, 34, 35, 36, 37, 37A, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 47A, 48 and 49 in Cedar Village Estates from Residential District R-2 to General Business district B-2, or any other appropriate zone.

State law requires that you, as an owner of property which lies within 200' of the proposed site, must be sent notification of this hearing. This letter will serve as notification.

Sincerely,

A handwritten signature in cursive script that reads "Christy Eckerman".

Christy Eckerman
City Secretary

**NOTICE OF SPECIAL MEETING
GUN BARREL CITY
PLANNING & ZONING COMMISSION**

The Gun Barrel City Planning & Zoning Commission will meet in Brawner Hall located at 1810-A West Main Street, Gun Barrel City, Texas at 6:00 p.m. on Thursday, March 11, 2004.

AGENDA

Call to Order
Roll Call & Quorum Report

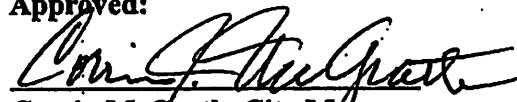
*APPROVED By City Council
6-8-04*

ITEM # 1: Discuss the re-zoning of Cedar Village Estates with the concerned residents of that subdivision.

ITEM # 2: Discuss and/or take action on a recommendation to be made to the City Council regarding the re-zoning of Lots 16, 17, 18, 19, 31, 32, 32A, 33A, 33B, 34, 35, 36, 37, 37A, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 47A, 48 and 49 in Cedar Village Estates from Residential District R-2 to General Business District B-2, or any other appropriate zone.

Adjournment

Approved:


Corrin McGrath, City Manager

Attest:


Christy Eckerman, City Secretary

I certify that the above was posted in a glass-enclosed case in front of City Hall located at 1810 West Main Street, Gun Barrel City, Texas, and available for viewing by the public prior to 6:00 p.m. on Monday, March 8, 2004.

Attest:


Christy Eckerman, City Secretary

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary Office at (903) 887-1087 for information.

**Special Meeting of Planning and Zoning Commission
Zoning Considerations for Cedar Village Estates
March 11, 2004**

Background:

- September, 1968, deed restrictions designated the following lots as commercial: 1, 2, 18, 19, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49. Lots 16 and 17 may be used for commercial purposes.
- July, 1971, lots 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 1, 2 were annexed.
- March, 1973, lots 16, 17, 19, 31, 32, 33, 34, 35, 36, 37, and 38 were annexed.
- August, 1981, "certain residential lots" described as 3 through 15, 20 through 30 and 50 through 61 were annexed.
- December, 1981, the Cedar Village Estates was zoned R-2.
- July, 1984, lot 20 was zoned B-2.

Current Situation:

- Lot 20 is zoned B-2. Remainder of subdivision is zoned R-2.
- Various businesses currently exist on lots facing 198 and 334 and are zoned R-2.
- Setback requirements for B-2 are: 40' front; 25' rear where abutting residential district.
- Setbacks are measured from the utility easement.

Discussion Point:

- Zone lots 16, 17, 18, 19, 31, 32, 32A, 33A, 33B, 34, 35, 36, 37A, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 47A, 48, and 49 as B-2.

(3) *Additional requirements.*

(a) No parking, storage or similar use shall be permitted in the required front yards of this district, except that automobile parking is permitted in such yards if separated by at least 100 feet from any single-family residential district.

(b) No parking, storage or similar use shall be permitted in any required side yard (interior or street) of this district adjoining a single-family residential district.

(D) *Special regulations.* In addition to division (C) of this section, the general district regulations of § 156.055 et seq. shall apply.

(Ord. 100, passed 12-12-78; Am. Ord. 01-009, passed 5-22-01; Am. Ord. 01-012, passed 8-28-01) Penalty, see § 156.999

§ 156.041 GENERAL BUSINESS DISTRICT (B-2).

(A) *Purpose.* The intent of this district is to provide for areas that are designed for the commercial needs that appeal to a wider community interest than those found in the local business district. The provisions of this district are intended to encourage general commercial development to locate along major arteries where sites are adequate for an integrated design of commercial and business establishments particularly adjacent to major intersections where such development could most adequately serve the needs of the community's residents and those of the traveling public without resorting to excessive quantities of strip development; and to discourage any encroachment by industrial, residential or other uses considered capable of adversely affecting the general business characteristics of this district.

(B) *Permitted uses.*

(1) *Uses permitted by right.*

(a) Retail-commercial sales and services:

1. Food stores;
2. Dry good stores;
3. Household and family service establishments;
4. Recreation and sport stores;
5. Drugstores and pharmacies;
6. Business service establishments;

7. Eating establishments;
8. Vehicular and equipment sales and services;
9. Lumber and building materials;
10. Vehicular and equipment rentals;
11. Contractor shops and yards;
12. Furniture and appliance stores.

(b) Professional and personal services:

1. Personal service establishments;
2. Professional services;
3. Financial institutions.

(c) Hotels, motels or motor lodges;

(d) Gasoline service stations and car washes (see § 156.086);

(e) Hospitals and clinics (see § 156.087);

(f) Major automotive repair facilities;

(g) Funeral homes and mortuaries (see § 156.085);

(h) Governmental buildings and facilities;

(i) Public and private utilities, excluding sanitary landfills, incinerators, refuse, and trash dumps (see § 156.090).

(2) *Accessory structures permitted.* Garages, storage rooms and other structures which are customarily incidental to the principal structure.

(3) *Uses permitted by special permit.*

- (a) Veterinary hospitals or clinics (see § 156.091);

- (b) Child day care centers (see § 156.083);
- (c) Wholesale establishments and warehouses;
- (d) Nursing and convalescent homes (see § 156.089);
- (e) Commercial amusements, subject to the site plan approval process set forth in §§ 156.105 - 156.111, inclusive.
- (f) Indoor self-storage or mini-storage facilities.

(C) *Dimensional requirements.* All principal and accessory structures shall be located and constructed in accordance with division (D) of this section where it applies, as well as to the following requirements:

(1) *Retail-commercial sales and services; professional and personal services; hotels, motels or motor lodges; major automotive repair facilities; and wholesale establishments and warehouses.*

- (a) Minimum lot area - no limitations.
- (b) Minimum yard setbacks:
 - 1. Front - 40 feet.
 - 2. Side, street - 15 feet.
 - 3. Side, interior - zero feet; except where the side yard abuts a residential district, then 25 feet.
 - 4. Rear - zero feet; except where the rear yard abuts a residential district, then 25 feet.
- (c) Maximum building height of principal structure - 60 feet.
- (d) Maximum lot coverage - no limitations.
- (e) Minimum lot coverage - 800 square feet.

(2) *Accessory structures.* An accessory structure shall not exceed two stories of 25 feet in height.

(D) *Special regulations.* In addition to division (C) of this section, the general district regulations of §§ 156.055 *et seq.* shall apply and the following regulations shall apply where required:

Gun Barrel City, Texas

1810 W. MAIN STREET
GUN BARREL CITY, TEXAS 75147
(903) 887-1087 Fax (903) 887-6666



February 19, 2004

Napps Properties Inc.
190 Lake Drive
Mabank, TX 75147-9090

Dear Property Owner:

The Gun Barrel City Planning and Zoning Commission will hold a public hearing on Monday, March 1, 2004 at 7:00 p.m. in Brawner Hall, located at 1810-A West Main Street, Gun Barrel City, Texas, to discuss the re-zoning of Lots 16, 17, 18, 19, 31, 32, 32A, 33A, 33B, 34, 35, 36, 37, 37A, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 47A, 48 and 49 in Cedar Village Estates from Residential District R-2 to General Business district B-2, or any other appropriate zone.

State law requires that you, as an owner of property which lies within 200' of the proposed site, must be sent notification of this hearing. This letter will serve as notification.

Sincerely,

A handwritten signature in cursive script that reads "Christy Eckerman".

Christy Eckerman
City Secretary

**NOTICE OF SPECIAL MEETING
GUN BARREL CITY
PLANNING & ZONING COMMISSION**

The Gun Barrel City Planning & Zoning Commission will meet in Brawner Hall located at 1810-A West Main Street, Gun Barrel City, Texas at 6:00 p.m. on Thursday, March 11, 2004.

AGENDA

Call to Order
Roll Call & Quorum Report

*APPROVED By City Council
6-8-04*

ITEM # 1: Discuss the re-zoning of Cedar Village Estates with the concerned residents of that subdivision.

ITEM # 2: Discuss and/or take action on a recommendation to be made to the City Council regarding the re-zoning of Lots 16, 17, 18, 19, 31, 32, 32A, 33A, 33B, 34, 35, 36, 37, 37A, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 47A, 48 and 49 in Cedar Village Estates from Residential District R-2 to General Business District B-2, or any other appropriate zone.

Adjournment

Approved:


Corrin McGrath, City Manager

Attest:


Christy Eckerman, City Secretary

I certify that the above was posted in a glass-enclosed case in front of City Hall located at 1810 West Main Street, Gun Barrel City, Texas, and available for viewing by the public prior to 6:00 p.m. on Monday, March 8, 2004.

Attest:


Christy Eckerman, City Secretary

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary Office at (903) 887-1087 for information.

**Special Meeting of Planning and Zoning Commission
Zoning Considerations for Cedar Village Estates
March 11, 2004**

Background:

- September, 1968, deed restrictions designated the following lots as commercial: 1, 2, 18, 19, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49. Lots 16 and 17 may be used for commercial purposes.
- July, 1971, lots 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 1, 2 were annexed.
- March, 1973, lots 16, 17, 19, 31, 32, 33, 34, 35, 36, 37, and 38 were annexed.
- August, 1981, "certain residential lots" described as 3 through 15, 20 through 30 and 50 through 61 were annexed.
- December, 1981, the Cedar Village Estates was zoned R-2.
- July, 1984, lot 20 was zoned B-2.

Current Situation:

- Lot 20 is zoned B-2. Remainder of subdivision is zoned R-2.
- Various businesses currently exist on lots facing 198 and 334 and are zoned R-2.
- Setback requirements for B-2 are: 40' front, 25' rear where abutting residential district.
- Setbacks are measured from the utility easement.

Discussion Point:

- Zone lots 16, 17, 18, 19, 31, 32, 32A, 33A, 33B, 34, 35, 36, 37A, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 47A, 48, and 49 as B-2.

(3) Additional requirements.

(a) No parking, storage or similar use shall be permitted in the required front yards of this district, except that automobile parking is permitted in such yards if separated by at least 100 feet from any single-family residential district.

(b) No parking, storage or similar use shall be permitted in any required side yard (interior or street) of this district adjoining a single-family residential district.

(D) *Special regulations.* In addition to division (C) of this section, the general district regulations of §§ 156.055 et seq. shall apply.

(Ord. 100, passed 12-12-78; Am. Ord. 01-009, passed 5-22-01; Am. Ord. 01-012, passed 8-28-01) Penalty, see § 156.999

§ 156.041 GENERAL BUSINESS DISTRICT (B-2).

(A) *Purpose.* The intent of this district is to provide for areas that are designed for the commercial needs that appeal to a wider community interest than those found in the local business district. The provisions of this district are intended to encourage general commercial development to locate along major arteries where sites are adequate for an integrated design of commercial and business establishments particularly adjacent to major intersections where such development could most adequately serve the needs of the community's residents and those of the traveling public without resorting to excessive quantities of strip development; and to discourage any encroachment by industrial, residential or other uses considered capable of adversely affecting the general business characteristics of this district.

(B) Permitted uses.

(1) Uses permitted by right.

(a) Retail-commercial sales and services:

1. Food stores;
2. Dry good stores;
3. Household and family service establishments;
4. Recreation and sport stores;
5. Drugstores and pharmacies;
6. Business service establishments;

7. Eating establishments;
 8. Vehicular and equipment sales and services;
 9. Lumber and building materials;
 10. Vehicular and equipment rentals;
 11. Contractor shops and yards;
 12. Furniture and appliance stores.
- (b) Professional and personal services:
1. Personal service establishments;
 2. Professional services;
 3. Financial institutions.
- (c) Hotels, motels or motor lodges;
- (d) Gasoline service stations and car washes (see § 156.086);
- (e) Hospitals and clinics (see § 156.087);
- (f) Major automotive repair facilities;
- (g) Funeral homes and mortuaries (see § 156.085);
- (h) Governmental buildings and facilities;
- (i) Public and private utilities, excluding sanitary landfills, incinerators, refuse, and trash dumps (see § 156.090).
- (2) *Accessory structures permitted.* Garages, storage rooms and other structures which are customarily incidental to the principal structure.
- (3) *Uses permitted by special permit.*
- (a) Veterinary hospitals or clinics (see § 156.091);

- (b) Child day care centers (see § 156.083);
- (c) Wholesale establishments and warehouses;
- (d) Nursing and convalescent homes (see § 156.089);
- (e) Commercial amusements, subject to the site plan approval process set forth in §§ 156.105 - 156.111, inclusive.
- (f) Indoor self-storage or mini-storage facilities.

(C) *Dimensional requirements.* All principal and accessory structures shall be located and constructed in accordance with division (D) of this section where it applies, as well as to the following requirements:

(1) *Retail-commercial sales and services; professional and personal services; hotels, motels or motor lodges; major automotive repair facilities; and wholesale establishments and warehouses.*

- (a) Minimum lot area - no limitations.
- (b) Minimum yard setbacks:
 - 1. Front - 40 feet.
 - 2. Side, street - 15 feet.
 - 3. Side, interior - zero feet; except where the side yard abuts a residential district, then 25 feet.
 - 4. Rear - zero feet; except where the rear yard abuts a residential district, then 25 feet.
- (c) Maximum building height of principal structure - 60 feet.
- (d) Maximum lot coverage - no limitations.
- (e) Minimum lot coverage - 800 square feet.

(2) *Accessory structures.* An accessory structure shall not exceed two stories of 25 feet in height.

(D) *Special regulations.* In addition to division (C) of this section, the general district regulations of §§ 156.055 *et seq.* shall apply and the following regulations shall apply where required:

EXHIBIT A

Historical Timeline of Property & Development

248 N. Gun Barrel Lane

Gun Barrel City, Texas

- September 1968 – Cedar Village Estates subdivision was platted. Historical deed restrictions from that time identified multiple lots within the subdivision for commercial purposes, including Lots 1, 2, 18, 19, and Lots 31–49, with Lots 16 and 17 also permitted for commercial use.
- 1969 – Gun Barrel City was officially incorporated as a municipality in Henderson County, Texas.
- July 1971 – The first phase of Cedar Village Estates annexation into Gun Barrel City occurred, including Lots 1, 2, and Lots 39–49.
- March 1973 – Additional portions of Cedar Village Estates were annexed into Gun Barrel City, including Lots 16, 17, 19, and Lots 31–38.
- August 1981 – Additional residential portions of Cedar Village Estates, described in city records as Lots 3–15, 20–30, and 50–61, were annexed into Gun Barrel City. Based upon the legal description and annexation records reviewed by the owner, this annexation phase included Lot 18, the property now commonly known as 248 N. Gun Barrel Lane.
- December 1981 – Cedar Village Estates was zoned R-2 Residential following annexation into the city limits.
- July 1984 – City zoning records reflect that Lot 20 within Cedar Village Estates was rezoned to B-2 General Business District.
- 1984 – According to Henderson County tax records and original building plans retained by the owner, the existing commercial structure located at 248 N. Gun Barrel Lane was constructed in substantially the same footprint and configuration existing today.
- 1984–Present – Based upon available tax records, historical documentation, aerial review, and property history research, the owner is not aware of any material expansion or enlargement of the building footprint since original construction.
- February–March 2004 – Historical city zoning records reflect that Gun Barrel City initiated public hearings and zoning discussions regarding the rezoning of Lots 16, 17, 18, 19, and Lots 31–49 within Cedar Village Estates from Residential District R-2 to General Business District B-2 as commercial development patterns within the area evolved.
- Present Day – The owner is seeking the minimum variance relief necessary to responsibly resolve a longstanding historical setback condition affecting the existing structure without

expanding the building footprint, intensifying the existing commercial use of the property, or creating additional encroachments.

LAND TITLE SURVEY

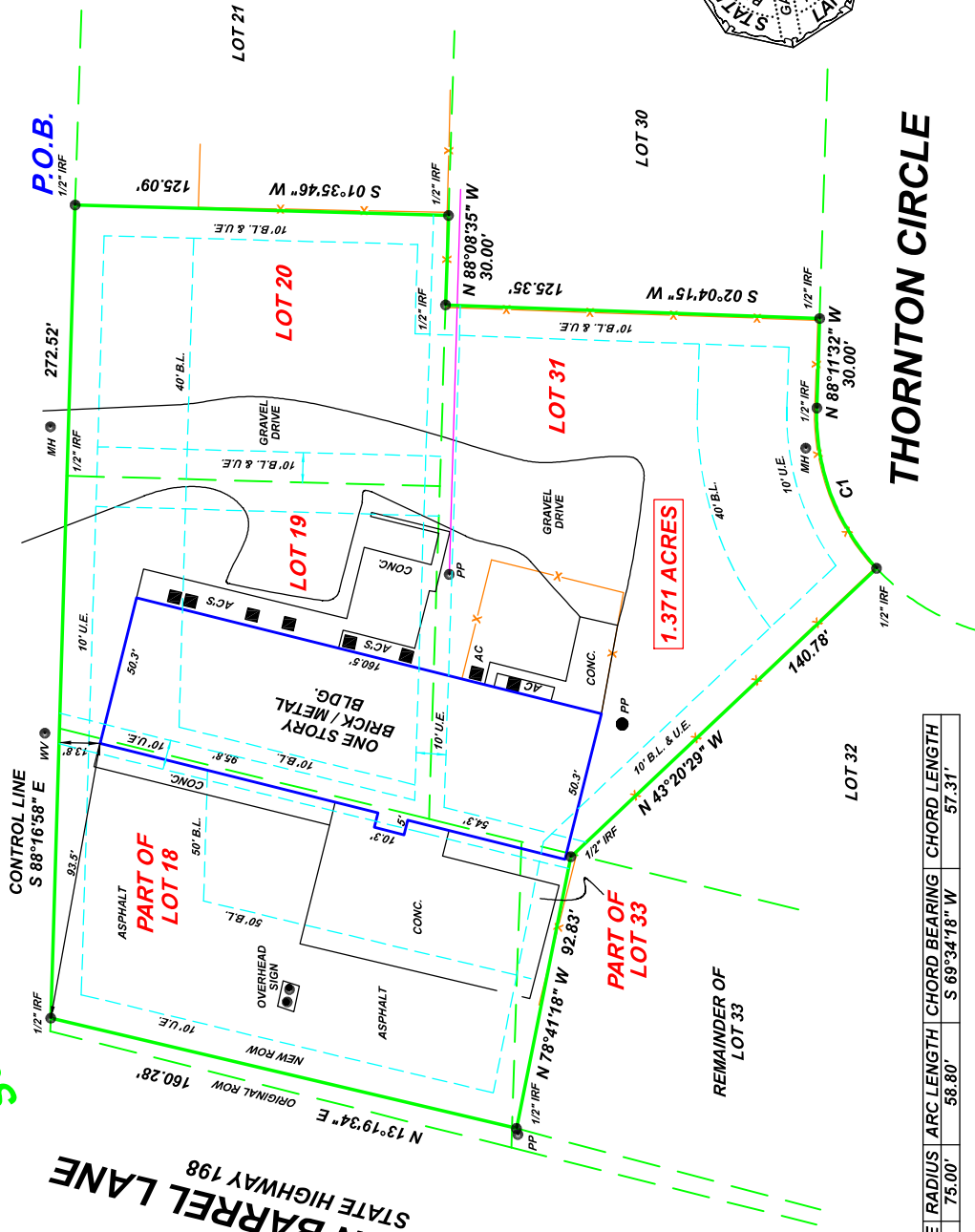
248 SOUTH GUN BARREL LANE, GUN BARREL CITY, TEXAS 75156
BEING ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND LOCATED IN THE G.T. WALTERS SURVEY, A.794,
CITY OF CEDAR RAPIDS, IOWA, BEING ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND LOCATED IN
33, OF CEDAR VILLAGE ESTATES, ACCORDING TO THE PLAT RECORDED IN VOLUME 1, PAGE 5, CABINET C,
SLIDE 18 OF THE PLAT RECORDS, HENDERSON COUNTY, TEXAS.

SURVEY A-1794
G.T. WALTERS

WALDMAN DRIVE

SOUTH GUN BARREL LANE
STATE HIGHWAY 198

THORNTON CIRCLE



- LEGEND**
- CONC. = CONCRETE
 - WM = WATER METER
 - WV = WATER VALVE
 - IRS = IRON ROD SOLID
 - W/CAP # 4207
 - IPF = IRON PIPE FOUND
 - SCS = BURIED CABLE SIGN
 - PLM = PIPELINE MARKER
 - FB = TELEPHONE BOX
 - GM = GAS METER
 - EB = ELECTRICAL BOX
 - PT = PROPRANE TANK
 - SP = SERVICE POLE
 - BL = BUILDING
 - UE = UTILITY EASEMENT
 - DE = EASEMENT

BASIS OF BEARINGS:
TEXAS COORDINATE
SYSTEM NORTH
CENTRAL ZONE NAD 83

SURVEYORS NOTES

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK
AND THE UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS THEREFROM.

THERE IS NO VISIBLE EVIDENCE OF AN OIL OR GAS PIPELINE ON THIS TRACT.

NO FLOOD PLAIN DESIGNATION WAS DETERMINED BY THIS SURVEYOR.

NO ATTEMPT HAS BEEN MADE TO DETERMINE OR SHOW THE EXISTENCE, LOCATION, SIZE, DEPTH,
CAPACITY OR CONDITION OF ANY PROPOSED OR EXISTING UTILITIES ON THIS PROPERTY WHETHER
PRIVATE, MUNICIPAL OR PUBLICLY OWNED. NO ENVIRONMENTAL OR SUBSURFACE CONDITIONS WERE
SURVEYED OR EXAMINED THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

THE ADDRESS SHOWN WAS PROVIDED BY OTHERS, HARDIN SURVEYING MAKES NO CLAIM TO ITS
ACCURACY.

EASEMENTS AND RESTRICTIONS ADDRESSED WERE LIMITED TO THE FOLLOWING, IN CONNECTION WITH
G.F. NO. CCT-2510023 OF CEDAR CREEK TITLE COMPANY.

RESTRICTIONS: VOL. 624, PG. 44, VOL. 642, PG. 861

10' WATER LINE ESMT. LOCATED WHERE THE LINES WERE INSTALLED TO CROSS WATER SYSTEMS VOL.
788, PG. 781

ELECTRIC ESMT. TO TEXAS POWER & LIGHT VOL. 143, PG. 689; VOL. 229, PG. 524; VOL. 341, PG. 898

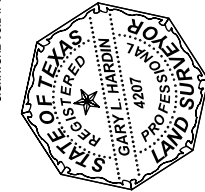
THIS PROPERTY IS SUBJECT TO THE RULES, REGULATION, AND ZONING ORDINANCES IMPOSED BY THE
CITY OF GUN BARREL.

I, GARY L. HARDIN R.P.L.S. # 4207, DO HEREBY CERTIFY THAT THE SURVEY SHOWN REPRESENTS THE
RESULTS OF AN ON THE GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION DURING THE
MONTH OF DEC. 2025, AND ALL CORNERS ARE SHOWN HEREON AND THERE ARE NO VISIBLE EASEMENTS,
ENCROACHMENTS, OR PROTRUSIONS OTHER THAN SHOWN.

GARY L. HARDIN R.P.L.S. # 4207

SEE FIELD NOTES
SIGNATURE VOID IF NOT SIGNED IN BLUE INK

© 2025 ALL RIGHTS RESERVED



HARDIN
SURVEYING
201 E. MASON STREET
MABANK, TEXAS 75147
(903) 887-5674 FIRM# 10114700

DATE PERFORMED: DECEMBER 10, 2025 WORK ORDER # 2511070
SCALE: 1"= 40 FEET FIELD BY: GF DRAWN BY: BH
SURVEY PERFORMED FOR: THE CORINTH GROUP, INC.

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	75.00'	58.80'	S 69°34'18" W	57.31'