

**DUPLICATE**

**TOM GREEN COUNTY CLERK  
124 W. BEAUREGARD  
SAN ANGELO, TX 76903  
(325)659-6553**

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**ISSUED TO: PLAT APPLICATION FEE**

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**RECEIPT #: 345522  
DEPARTMENT: RE**

**DATE: 09/07/2010 01:34:20 PM  
WORK STATION: CASH01**

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SERVICE	PAGES	FEE
MISCELLANEOUS,APPLIC	1	150.00
MISCELLANEOUS,ADDITI	10	100.00
=====		
Total Amount Due		250.00

CHECK 25528		250.00
STONEWALL RESERVE SEC 4/PD BY SKG		
=====		
Total Amount Paid		250.00

**THANK YOU**

# TOM GREEN COUNTY

## Subdivision Application Form

(Please Print or Type)

**Document must be filled out COMPLETELY, leaving no blank areas. N/A may be used if appropriate**

Name of Proposed Subdivision: STONEWALL RESERVE - SECTION 4

Location: SOUTH OF COYOTE BEND ROAD, EAST OF HIDDEN VIEW DRIVE.

Is location within the ETJ? Yes STOP! PLAT MUST BE FILED WITH CITY  
No  TGC Pct. # 2

Type of Request: Preliminary Final  Replat Amended Vacation Revised

Owner(s) of Subdivision: STONEWALL RANCHES

Address: PO BOX 3300 SAN ANGELO, TX 76902

Phone # NA Fax: NA

Existing Land Use: VACANT

Proposed Land Use: RESIDENTIAL

Total Acreage: 39.368 Number of Proposed Lots: 10

Proposed Source of Water Supply: Individual Well Water Supply

Name of Water System CONCHO RURAL WATER CORP

Proposed Sewage Disposal System: Individual Septic Tank

Private Sewage System Private Sewage System

Are any off-site drainage, access or other easements necessary for this subdivision? No  Yes (Please explain)

Are there existing deed restrictions on this property? No  Yes Yes

Are there existing deed restrictions on this property? No  Yes \_\_\_\_\_  
If yes, please give the deed record reference:

Volume \_\_\_\_\_ Page \_\_\_\_\_

Are there any deviations or variances from existing subdivision rules & regulations requested? No  Yes \_\_\_\_\_  
(Please explain) \_\_\_\_\_

The owner hereby designates SKG ENGINEERING  
(Name)

as the official representative. 1122 S. ABE ST. SAN ANGELO, TX 76903 325.658.1288  
(Address) (phone)

Application fee (\$150.00 + 10.00 per lot) Paid by Owner \_\_\_\_\_  
Representative  . To be paid to the Tom Green County Clerk's office prior to placement on the Commissioners' Court Agenda. Bring Plat, Tax Certificate showing "Zero" taxes owed, and receipt for application fee to Court on day of the Agenda Presentation.

The owner is aware that there will be an additional filing fee after approval by the Tom Green County Commissioners Court. The filing fee will also be paid to the Tom Green County Clerk at the time of filing of the plat for the records.

The undersigned hereby applies for subdivision plat approval in accordance with the regulations for the development of subdivisions and manufactured home rental communities as set out by the Commissioners Court of Tom Green County and certifies that the information contained on this application is true and accurate to the best of my knowledge.

Stonewall Ranch  
David R. Currier  
Owner's Signature

\_\_\_\_\_ Date

[Signature]  
Representative's Signature

9/7/2010  
Date

Total Paid: \$ \_\_\_\_\_

Date Paid \_\_\_\_\_

Date of Commissioner's Court Action: \_\_\_\_\_

## COLLATERALIZED ESCROW AGREEMENT

This agreement is entered into by and between STONEWALL RANCHES, a Texas General Partnership, acting by and through its Manager, hereinafter referred to as "Developer" and GEORGE W. HARRISON, hereinafter referred to as "Escrow Agent".

### WITNESSETH:

WHEREAS, Developer is the Owner of Stonewall Reserve, Section Four, located in Tom Green County, Texas, and has filed a proposed plat of Stonewall Reserve, Section Four, with the Commissioner's Court in and for Tom Green County, Texas, with the proposed plat thereof being depicted and shown on Exhibit "A", attached hereto and made a part hereof for all purposes; and

WHEREAS, Tom Green County requires that all roads within any proposed subdivision must be completed prior to the filing of any plat; and

WHEREAS, Saddleside Road associated with and situated within the proposed Stonewall Reserve, Section Four, and depicted in said Exhibit "A", has not been completed in accordance with the Order Establishing Regulations for the Development of Subdivisions and Manufactured Home Rental Communities dated September 28, 1999, ("Subdivision Regulations"), and Developer desires to assure Tom Green County that this Road will be timely completed in accordance with the Subdivision Regulations, and thereby allow Developer to file the plat and sell lots created thereby prior to the completion of Saddleside Road.

NOW, THEREFORE, for and in consideration of the premises, and in order to induce Tom Green County to approve the filing of the plat for Stonewall Reserve, Section Four, prior to the completion of the above road, it is understood and agreed by and between the parties hereto of the following, to-wit:

1. Developer and Reece Albert, Inc., a Texas Corporation, acting by and through its duly authorized officer, ("Contractor"), have entered into an Agreement for the construction of Saddleside Road in Stonewall Reserve, Section Four, to Tom Green County, Texas, ("Construction Proposal"), with said Construction Proposal being attached hereto as Exhibit "B", reference to which Construction Proposal is hereby made for all purposes.
2. Among other provisions, the Construction Proposal dated August 19, 2010 provides a fixed Contract price of \$75,200.00, for the completion of Saddleside Road.
3. Developer, upon the full execution of this Collateralized Escrow Agreement by all parties, will immediately place the sum of \$82,720.00 in the form of a cashier's check or direct deposit with Escrow Agent, representing \$75,200.00 fixed contract price plus 10% or \$7,520.00 contingency funds, for the purpose of assuring to Tom Green County that Saddleside Road will be satisfactorily and timely completed in accordance with the Subdivision Regulations.

4. Developer hereby authorizes Escrow Agent to disperse the escrowed funds to Contractor in accordance with the Construction Proposal in accordance with the terms thereof. All sums held by Escrow Agent, in excess of the amounts due Contractor under the Construction Proposal will be dispersed and returned to Developer.
5. Failure by Contractor to complete the construction of Saddle Side Road in accordance with the terms, conditions and covenants contained in the Construction Proposal on or before 6 months, will result in Escrow Agent dispersing all Escrowed Funds to Russell T. Gully, SKG Engineering, 1122 S. Bryant Blvd., San Angelo, Texas 76903, Phone 325-655-1288, as Construction Manager in order to finish the Road Project. All escrowed funds shall be used by the Construction Manager for the purpose of completing the roads. Any funds remaining after paying for the completion of the roads, including reasonable attorney's fees, costs, and expenses of the Construction Manager, shall be returned to Developer. Completion of the roads by the Construction Manager shall not obligate Tom Green County, Texas to be responsible for maintenance of the roads.
6. Escrow Agent is hereby authorized to deposit all escrowed funds to a passbook savings account at any national or state bank or any federally insured savings and loan association or such other investment account as Escrow Agent deems reasonable.
7. Escrow Agent shall be protected in acting upon any notice, request, waiver, consent, receipt of other paper or document believed by Escrow Agent to be genuine and to be signed by the proper party or parties.
8. Escrow Agent shall not be liable for any error of judgment or for any act done or step taken or omitted by it in good faith, or for any mistake of fact or law, or for anything which it may do or refrain from doing in connection herewith, except its own willful misconduct, and Escrow Agent shall have no duties to anyone except those signing this instrument.
9. Escrow Agent may consult with legal counsel in the event of any dispute or questions as to the construction of the foregoing instructions, or Escrow Agent's duties hereunder, and Escrow Agent shall incur no liability and shall be fully protected in acting in accordance with the opinion and instructions of such counsel.
10. Escrow Agent shall not be required to take or be bound by notice of any default of any person, or to take any action with respect to such default involving any expense or liability, unless notice is given in writing to Escrow Agent of such default and unless he is indemnified in a manner satisfactory to him against any such expense or liability. These instructions shall not be subject to rescission or modification.

11. In the event that Escrow Agent performs any service not specifically provided hereinabove, or that there is any assignment or attachment of any interest in the subject matter of this escrow or any modification thereof, or that any controversy arises hereunder, or that Escrow Agent is made a party to, or intervenes in, any litigation pertaining to this escrow or the subject matter thereof, Escrow Agent shall be reasonably compensated therefor and reimbursed for all costs and expenses occasioned thereby, and the parties hereto agree jointly and severally to pay the same, to indemnify Escrow Agent against any loss, liability or expense incurred in any act or thing done by him hereunder, it being understood and agreed that Escrow Agent may interplead the subject matter of this escrow into any court of competent jurisdiction, and the act of such interpleader shall immediately relive Escrow Agent of his duties, liabilities and responsibilities hereunder.

ACCEPTED AND AGREED TO THIS \_\_\_\_ day of September, 2010, in triplicate.

**DEVELOPER**

STONEWALL RANCHES, a Texas General  
Partnership

By: \_\_\_\_\_

**ESCROW AGENT**

\_\_\_\_\_  
GEORGE W. HARRISON

**RECEIPT**

Receipt of \$82,720.00 in the form of direct deposit is acknowledged to Escrow Account at Bank of San Angelo.

Escrow Agent: George W. Harrison  
2 South Koenigheim  
San Angelo, Texas 76903

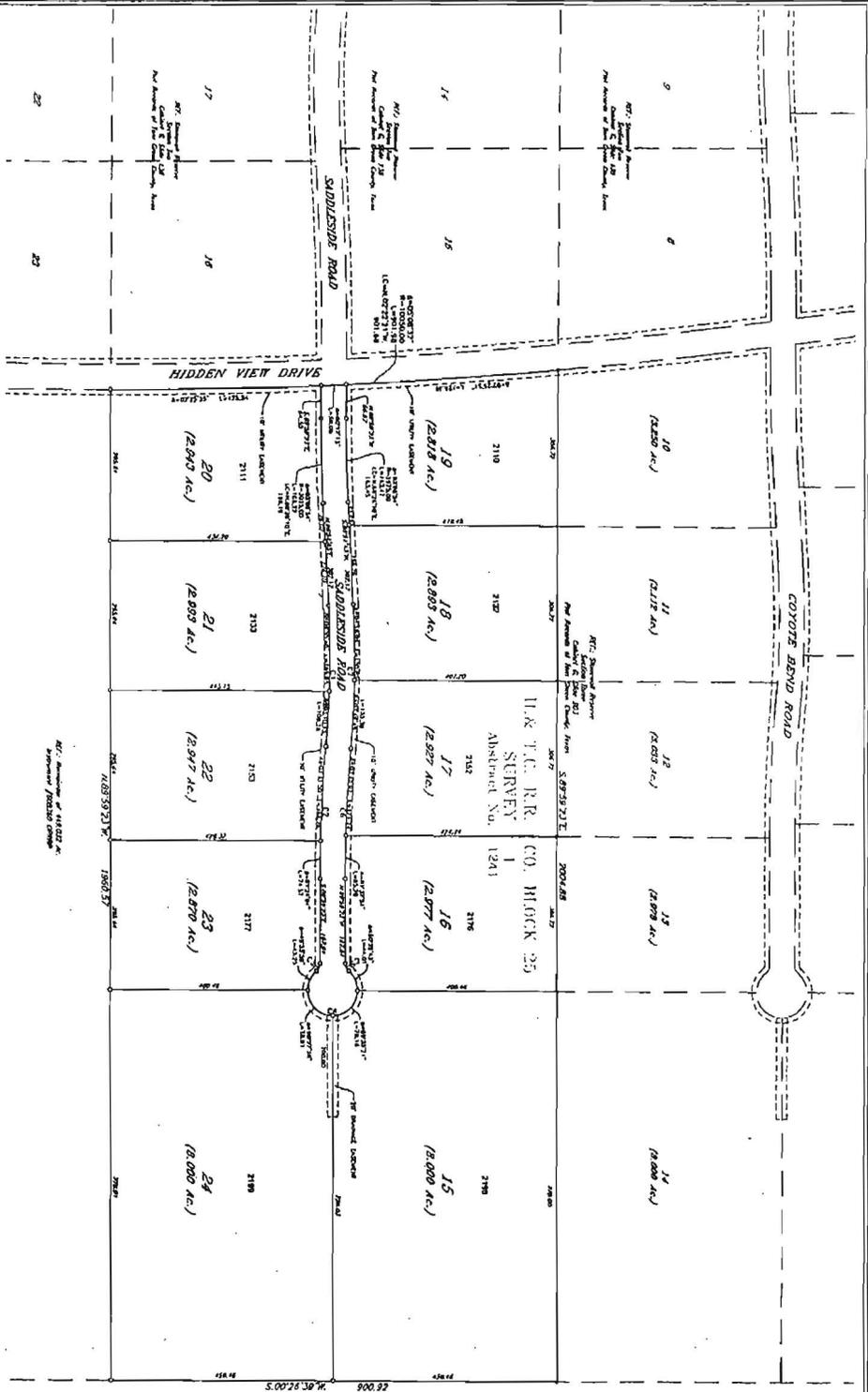
Date: September \_\_\_\_, 2010

Telephone: 325-653-3291

By: \_\_\_\_\_

George W. Harrison  
Escrow Agent

# EXHIBIT "A"



**SKG**  
ENGINEERS  
1111 COMBINATION TOWER  
DALLAS, TEXAS 75202  
PHONE 754-1111

Professional Engineer's License No. 11111  
Professional Surveyor's License No. 11111  
Professional Land Surveyor's License No. 11111

COUNTY COMMISSIONERS COURT  
Approved by Resolution No. 457  
Date: \_\_\_\_\_

111 COMBINATION TOWER  
DALLAS, TEXAS 75202  
COUNTY CLERK  
Approved by Resolution No. 457  
Date: \_\_\_\_\_

COUNTY CLERK  
Approved by Resolution No. 457  
Date: \_\_\_\_\_

ACQUISITION DOCUMENT INFORMATION  
This document is a true and correct copy of the original document as recorded in the Public Records of Tarrant County, Texas, on \_\_\_\_\_, 2011.

STATE OF TEXAS  
COUNTY OF TARRANT  
I, \_\_\_\_\_, County Clerk, do hereby certify that this is a true and correct copy of the original document as recorded in the Public Records of Tarrant County, Texas, on \_\_\_\_\_, 2011.

For my true and correct copy, I have hereunto set my hand and the seal of said County at Dallas, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

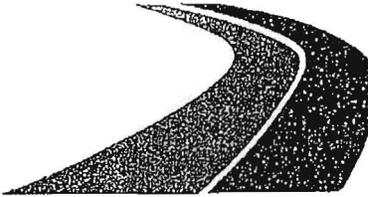
SKG ENGINEERS  
1111 COMBINATION TOWER  
DALLAS, TEXAS 75202  
PHONE 754-1111

LOT	AREA (AC.)	PERCENT	TOTAL AREA (AC.)
1	1.217	4.88	24.700
2	1.217	4.88	24.700
3	1.217	4.88	24.700
4	1.217	4.88	24.700
5	1.217	4.88	24.700
6	1.217	4.88	24.700
7	1.217	4.88	24.700
8	1.217	4.88	24.700
9	1.217	4.88	24.700
10	1.217	4.88	24.700
11	1.217	4.88	24.700
12	1.217	4.88	24.700
13	1.217	4.88	24.700
14	1.217	4.88	24.700
15	1.217	4.88	24.700
16	1.217	4.88	24.700
17	1.217	4.88	24.700
18	1.217	4.88	24.700
19	1.217	4.88	24.700
20	1.217	4.88	24.700
21	1.217	4.88	24.700
22	1.217	4.88	24.700
23	1.217	4.88	24.700
24	1.217	4.88	24.700
25	1.217	4.88	24.700
<b>TOTAL</b>	<b>30.425</b>	<b>100.00</b>	<b>30.425</b>

J.S. GRANT SURVEY 6  
NO. 74-11, PG. 6 OF 8

SCALE: 1" = 100'  
LEGEND:  
1. Surveyed boundary lines  
2. Unsurveyed boundary lines  
3. Easement lines  
4. Right-of-way lines  
5. Other lines  
6. Other lines  
7. Other lines  
8. Other lines  
9. Other lines  
10. Other lines  
11. Other lines  
12. Other lines  
13. Other lines  
14. Other lines  
15. Other lines  
16. Other lines  
17. Other lines  
18. Other lines  
19. Other lines  
20. Other lines  
21. Other lines  
22. Other lines  
23. Other lines  
24. Other lines  
25. Other lines

EXHIBIT " B "



REECE ALBERT, INC.

HEAVY CONSTRUCTION, UTILITIES AND PAVING  
PROPOSAL

To	<u>Stonewall Ranches</u>	Date	<u>August 19, 2010</u>
	<u>Bruce Hitt</u>	Project	<u>Construction of Stonewall Reserve</u>
	<u>c/o Tessa Easley</u>		<u>Section 4 &amp; 5</u>
	<u>Bank of San Angelo</u>	Location	<u>US 277 South</u>
	<u>Fax No.: 325-947-8410</u>		<u>Tom Green Co., Texas</u>

WE, THE UNDERSIGNED, PROPOSE TO FURNISH THE NECESSARY MATERIAL, EQUIPMENT, AND LABOR TO DO THE FOLLOWING MENTIONED WORK ON ABOVE PROJECT:

STONEWALL RESERVE SECTION 4 - Saddleside Road  
(Per plans by SKG Engineering dated 8-16-10)

- a. Excavation and embankment required to achieve design subgrade.
- b. Install 6" limestone base.
- c. Install 6" reinforced concrete inverts at street intersections.
- d. Prime base and shoot a 2-course penetration pavement on roadway.

Total Lump Sum \$75,200.00

STONEWALL RESERVE SECTION 5 - Copper Rock Road  
(Per plans by SKG Engineering dated 8-16-10)

- a. Excavation and embankment required to achieve design subgrade.
- b. Install 6" limestone base.
- c. Install 6" reinforced concrete inverts at street intersections.
- d. Prime base and shoot a 2-course penetration pavement on roadway.

Total Lump Sum \$75,200.00

NOTES:

- > Includes subgrade densities, base densities, and base depth check (one per 500 LF of roadway).
- > Duration of project will be 6 months.

EXCLUSIONS:

- This quote excludes all work not specifically listed above, including but not limited to the following items:
- > Adjustment or relocation of existing or new utilities.
  - > Installation or maintenance of erosion control devices.
  - > Sales tax.
  - > Maintenance of erosion control devices.
  - > Rock excavation.

PLEASE SIGN AND RETURN 1 COPY

This Proposal may be withdrawn by us if not accepted within 30 days

Said amount is due and payable in San Angelo, Tom Green County, Texas. Full payment for work accomplished shall be due on receipt of invoice. A 1% per month carrying fee will added to past due accounts. 18% of amount due shall be added if suit is brought thereon.

Accepted \_\_\_\_\_

Yours very truly,

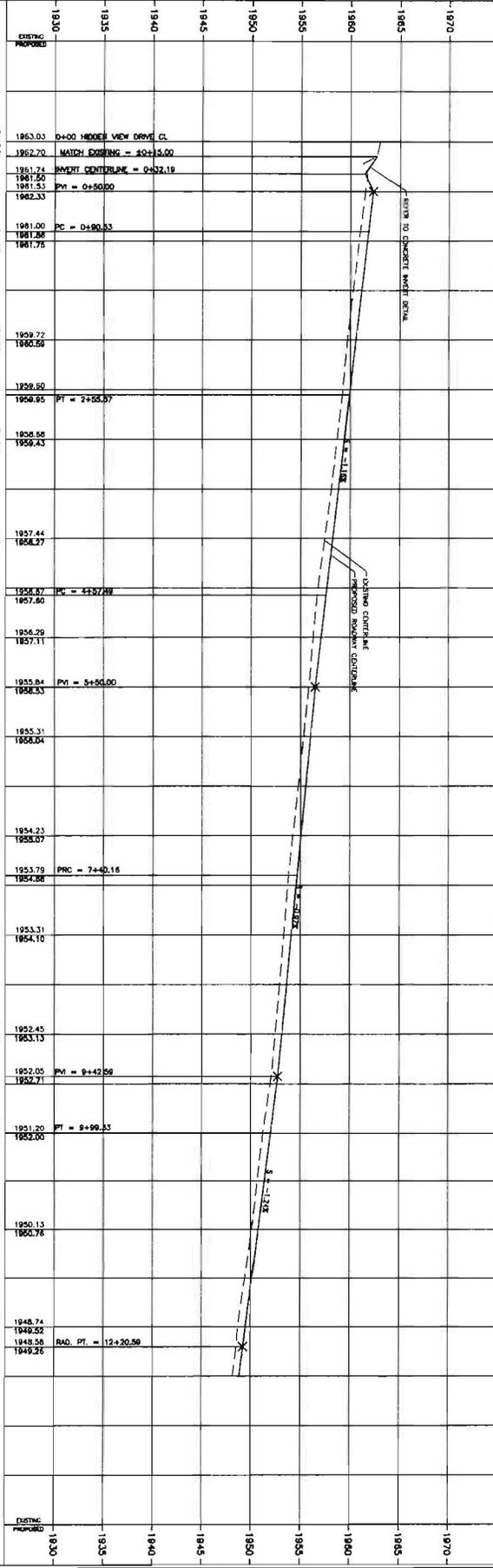
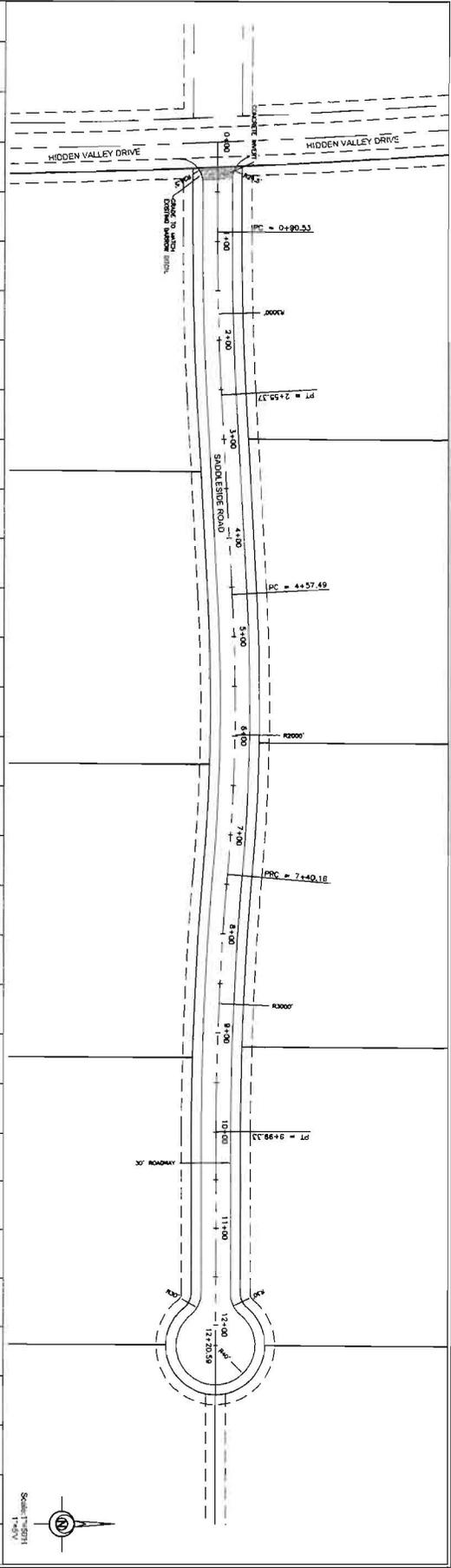
By \_\_\_\_\_

REECE ALBERT, INC.

Date \_\_\_\_\_

By   
SKIP KLEMENT, ESTIMATOR





**GENERAL NOTES:**

1. This plan view is prepared in accordance with the state county parameters.
2. The profile view is prepared in accordance with the state county parameters.
3. The vertical curve data is based on the state county parameters.
4. The horizontal curve data is based on the state county parameters.
5. The road width is based on the state county parameters.
6. The road location is based on the state county parameters.
7. The road right-of-way is based on the state county parameters.
8. The road easement is based on the state county parameters.
9. The road utility easement is based on the state county parameters.
10. The road construction is based on the state county parameters.
11. The road materials are based on the state county parameters.
12. The road construction methods are based on the state county parameters.
13. The road construction schedule is based on the state county parameters.
14. The road construction cost is based on the state county parameters.
15. The road construction time is based on the state county parameters.

**LEGEND:**

- ST - Station
- PC - Point of Curvature
- PVI - Point of Vertical Intersection
- PT - Point of Tangency
- PRC - Point of Reverse Curvature
- LT - Left of Reverse Curve
- RT - Right

**TYPICAL SECTION RESIDENTIAL DOWNHILL**

**CONCRETE INVERT DETAIL**

DATE	1-25-01
BY	STS
CHECKED	
APPROVED	
SCALE	1"=50'
TITLE	ST5

**SADDLESIDE ROAD  
STREET PLAN-PROFILE  
STA. 0+00 to End**

**STONEWALL RESERVE  
SECTION FOUR  
TOM GREEN COUNTY,  
TEXAS**



**SKG ENGINEERING**  
SURVEYING • LABORATORY • ENVIRONMENTAL

13020 SOUTH WINTERBURN DR., SUITE 100  
DALLAS, TEXAS 75244-1000  
PHONE: 972.386.1000  
FAX: 972.386.1000  
WWW.SKG-ENGINEERING.COM

# San Angelo-Tom Green County Health Department

PUBLIC HEALTH BUILDING - 2 CITY HALL PLAZA

P.O. BOX 1751

SAN ANGELO, TEXAS 76902



S. Michael Loving  
Director  
915/657-4214

Mr. Russell Pehl  
SK Engineering  
1122 South Bryant  
San Angelo, TX 76903

April 1, 2009

Re: Stonewall Reserve, Section 3-5

Dear Mr. Pehl,

We have received and reviewed the plat and planning materials for the above subdivision. The area is not located in a regulated floodplain and the soils appear generally limited for a conventional onsite septic systems (OSSF) based on the clay content. Each lot will have a site evaluation preformed to determine the type of OSSF to be installed . The lot sizes are sufficient size for onsite sewage systems.

No wells are present in the subdivision at time of approval. If wells are installed after approval then wells must be 100 feet from existing or new septic systems.

All OSSFs in the subdivision must be constructed in compliance with the existing rules and regulations.

If these conditions are met, this department has no objections to the approval of the subdivision.

Sincerely,

A handwritten signature in black ink that reads "Pam Weishuhn".

Pamela Weishuhn  
Tom Green County Designated Representative