



Texas Grand Ranch

Architectural Review Committee

Application for Composite Building Site

Completed on: MM/DD/YY

Completed By:

Email:

Phone:

Property: Section/Block/Lot:

Any Owner of one or more adjoining Lots (or portions thereof) may consolidate such Lots or portions into one building site (“Composite Building Site”), with the privilege of placing or constructing improvements on the Composite Building Site, in which case the side setback lines along the common lot lines shall be eliminated and said setback lines shall thereupon be measured from the resulting side property lines rather than from the center adjacent lot lines as indicated on the Plat. Further, any utility easements along said common lot lines shall be eliminated and abandoned upon approval of a Composite Building Site provided such easements are not then being used for utility purposes. Each Composite Building Site must have a front building setback line of not less than the minimum front building setback line of all lots in the same block. Drainage easements on Composite Building Sites may not be eliminated. A Composite Building Site will be considered as an individual Lot for purposes of the “Maintenance Charge” as set forth in Section 6 of the 1 Texas Grand Ranch POA Declaration of Covenants and Conditions. No lot, composite or otherwise shall be further sub-divided.

It is the applicant’s responsibility to ensure compliance with the Texas Grand Ranch Declaration of Covenants and Conditions, and the Site and Building Requirements, incorporated herein by reference as if fully copied and set forth at length. The document can be found on the Owner’s Portal. Contact arc.texasgrandranch@gmail.com

Property Owner's Name *

Current Mailing Address *

Phone Number *

Email Address *

Property: Section/Block/Lot *

Property Address *

Accompanying Documents

The following documents related to combining lots must be submitted to the Committee as part of the application packet. These documents must be attached to the application as either PDFs or JPGs. Incomplete accompanying documentation will cause the application packet to be returned without review and may delay the approval and construction process.

Survey Showing Composite Lot prepared by a licensed Surveyor in the State of Texas.

Survey * **Must upload documents in portal with submittal of this request.**

Documents from Walker County Appraisal District showing lots as one account. * **Must upload documents in portal with submittal of this request.**

BY SIGNING BELOW THE APPLICANT ACKNOWLEDGES THEY HAVE FULLY READ AND UNDERSTAND THE CURRENT SITE AND BUILDING REQUIREMENTS AND THE CURRENT DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR TEXAS GRAND RANCH AND STATE THAT THE IMPROVEMENT WILL BE MADE IN COMPLIANCE WITH THESE DOCUMENTS. FURTHERMORE, THE APPLICANT UNDERSTANDS AND AGREES THAT IF THE COMMITTEE APPROVES THIS APPLICATION AND THE AGREEMENTS AND/OR REPRESENTATIONS MADE BY THE APPLICANT ARE NOT FULLY COMPLIED WITH, THE SUBCOMMITTEE MAY, WITHOUT LIMITATION AND ITS SOLE AND EXCLUSIVE DISCRETION, WILL REVOKE AND RESCIND ITS APPROVAL OF THE APPLICATION, THE COMPLIANCE AND DAMAGE DEPOSIT WILL BE FORFEITED AND NON-COMPLIANCE MAY REQUIRE REMOVAL OF IMPROVEMENT(S) AT THE OWNER'S/BUILDER'S EXPENSE. ARC APPROVAL FOR ANYTHING AS SET FORTH HEREIN, INCLUDING, BUT NOT LIMITED TO, COMPOSITE BUILDING SITES, DOES NOT AND SHALL NOT RELIEVE THE BUILDER AND/OR THE PROPERTY OWNER FROM BEING ULTIMATELY RESPONSIBLE AND RETAINING SOLE RESPONSIBILITY FOR FULL COMPLIANCE WITH ALL REQUIREMENTS AND OBLIGATIONS SET FORTH IN THE CCRS AND SBRS AND/OR ANY OTHER GOVERNING DOCUMENTS, FOR TGR AND/OR ANY GOVERNMENTAL ENTITY HAVING JURISDICTION HEREOF.

Owner's Signature * _____

Owner's Printed Name*