

Friday, May 27, 2022  
Timber Drive  
City of Balch Springs, Dallas County, TX  
Page 1 of 1



**WINDROSE**  
LAND SURVEYING | PLATTING

To Whom it May Concern:

Regarding City Case Number PLAT22-0021:

At the approximate location of 8609 Timber Drive -

We are requesting a special acceptance to NRH Zoning Ordinance 118-591 with the frontage on the existing road of Timber Drive.

As proposed, we are requesting three lots fronting a total of 100.49 feet of frontage. As is, there is quite a bit of awkward space on the east side of the lot with the only frontage facing Timber Drive. We are proposing a hammerhead drive off of Timber Drive as an access and utility easement.

If lot stays as is without an acceptance, the eastern lot will be significantly larger than the subdivision to the east (Thornbridge Addition).

Please take this letter as a formal request to allow for three lots as the proposed Lots 3R, 3R1 and 3R2, Holder Smithfield Estates.

If you have any questions, comments or concerns please feel free to reach me at the contact information below.

Thank you,

A handwritten signature in blue ink, appearing to read 'Grayson CeBallos'.

Grayson CeBallos  
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Windrose Land Surveying  
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