

**In the Commissioners Court**

**Of**

**Eastland County, Texas**

**AIRPORT HAZARD ZONING ORDINANCE**

**BE IT REMEMBERED**, that on the 2nd day of September, 2011, came on to be considered, after due notice and posting as required by law, the matter of Airport Hazard Zoning of the Wilks Ranch Airport. All procedural prerequisites having been satisfied, the Commissioners Court of Eastland County, Texas hereby acts as follows:

**Wilks Ranch Airport Hazard Zoning Regulations**

An Ordinance regulating and restricting the height of structures and objects of natural growth in the vicinity of the Wilks Ranch Airport, Eastland County, Texas, by creating the appropriate zones and establishing the boundaries thereof; providing for restrictions of such zones and the enforcement of such restrictions; defining certain terms used herein; referring to the Wilks Ranch Airport Hazard Zoning Map prepared by Enprotec/Hibbs & Todd, Inc., dated July 22, 2011, which is incorporated in and made a part of these regulations; providing for a board of adjustment; and imposing penalties.

**Whereas**, these regulations are adopted pursuant to the authority conferred by the Airport Zoning Act, Texas Local Government Code, §§241.001 et seq.

**Whereas**, the Legislature of the State of Texas finds that:

- an airport hazard endangers the lives and property of users of the airport and of occupants of land in the vicinity of the airport;
- an airport hazard that is an obstruction reduces the size of the area available for the landing, taking off, and maneuvering of aircraft, tending to destroy or impair the utility of the airport and the public's use of the airport;
- the creation of an airport hazard is a public nuisance and an injury to the community served by the airport affected by the hazard;
- it is necessary in the interest of the public health, public safety, and general welfare to prevent the creation of an airport hazard;
- the creation of an airport hazard should be prevented, to the extent legally possible, by the exercise of the police power without compensation; and
- the prevention of the creation of an airport hazard and the elimination, the removal, the alteration, the mitigation, or the marking and lighting of an airport hazard are public

purposes for which a political subdivision may raise and spend public funds and acquire land or interests in land.

**Accordingly**, it is declared that the County of Eastland benefits from the use of the Wilks Ranch Airport and the Commissioners Court of Eastland County, Texas finds that the use of the Wilks Ranch Airport by the public fulfills an essential community purpose; therefore, the Wilks Ranch Airport is used in the interest of the public.

Therefore, be it ordered by the Commissioners Court of Eastland County, Texas:

### **Section 1. Short Title**

These regulations shall be known and may be cited as the “Wilks Ranch Airport Hazard Zoning Regulations.”

### **Section 2. Definitions**

As used in these regulations, unless the context otherwise requires:

- A. Administrative Agency** — The appropriate person or office of a political subdivision which is responsible for the administration and enforcement of the regulations prescribed herein. The administrative agency is set forth in Section 3 of these regulations.
- B. Airport** — The Wilks Ranch Airport, Eastland County, Texas from notification to the Federal Aviation Administration to the ultimate development of that facility.
- C. Airport Elevation** — The established elevation of the highest point on the runway, either existing or planned, at the Airport measured in feet above mean sea level (MSL). The airport elevation of the Airport is 1710.0 feet above mean sea level (MSL).
- D. Airport Hazard** — Any structure or tree that obstructs the airspace required for the flight of aircraft or obstructs or interferes with the control, tracking, and/or data acquisition in the landing, takeoff, or flight at an airport or any installation or facility relating to flight, tracking, and/or data acquisition of the flight craft; is hazardous to, interferes with, or obstructs such landing, takeoff, or flight of aircraft; or is hazardous to or interferes with tracking and/or data acquisition pertaining to flight and flight vehicles.
- E. Approach Surface** — A surface longitudinally centered on the extended runway centerline, extending outward and upward from each end of the primary surface and at the same slope as the approach zone height limitation slope set forth in Section 5 of these regulations. In plan, the perimeter of the approach surface coincides with the perimeter of the approach zone.
- F. Approach and Transitional Zones** — These zones are set forth in Section 4 of these regulations.

- G. Board of Adjustment** — A board so designated by these regulations as provided in Texas Local Government Code, §241.032. Provisions for the board of adjustment are set forth in Section 9 of these regulations.
- H. Hazard to Air Navigation** — An obstruction determined to have a substantial adverse effect on the safe and efficient utilization of navigable airspace.
- I. Height** — For the purpose of determining the height limits in all zones set forth in these regulations and shown on the hazard zoning map, the datum shall be height above mean sea level (MSL) elevation as measured in feet.
- J. Nonconforming Structure or Tree** — Any structure or tree that is inconsistent with the provisions of these regulations and which is existing as of the effective date of these regulations.
- K. Nonprecision Instrument Runway** — A runway having an existing instrument approach procedure utilizing air navigation facilities or other equipment that provides only horizontal guidance or area type navigation equipment. This also includes a runway for which a nonprecision instrument approach procedure has been approved or planned. Runway 18-36 at the Airport is considered a nonprecision instrument runway.
- L. Obstruction** — Any structure, tree, or other object, including a mobile object, which exceeds a limiting height set forth in Section 5 of these regulations or is an airport hazard.
- M. Other than Utility Runway** — A runway designed for and intended to be used by propeller driven aircraft of more than twelve-thousand five-hundred (12,500) pounds maximum gross weight and jet powered aircraft. Runway 18-36 at the Airport is considered an other than utility runway.
- N. Person** — An individual, firm, partnership, corporation, company, association, joint stock association, or body politic and includes a trustee, receiver, assignee, administrator, executor, guardian, or other representative.
- O. Localizer Performance with Vertical Guidance (“LPV”) Runway** — A runway having an existing instrument approach procedure utilizing air navigation facilities or other equipment that provide both horizontal and vertical guidance. This also includes a runway for which a precision instrument approach procedure has been approved or planned. Runway 18-36 at the Airport is considered a LPV runway.
- P. Primary Surface** — A 1,000 foot wide surface longitudinally centered on the runway extending the full length of the ultimate runway configuration plus two- hundred (200) feet beyond each ultimate end of the runway. The elevation of any point on the primary surface is the same as the nearest point on the existing or ultimate runway centerline.
- Q. Runway** — A defined area on the airport prepared for the landing and taking off of aircraft along its length. The zoned length of Runway 18-36 at the Airport is 4,197 feet.

- R. Structure** — An object, including a mobile object, constructed or installed by man including, but not limited to, buildings, towers, cranes, smokestacks, poles, earth formations, overhead power lines, and traverse ways. Traverse ways are considered to be the heights set forth in 14 C.F.R. Part 77.23.
- S. Transitional Surfaces** — Surfaces extending perpendicular to the runway centerline and the extended runway centerline outward from the edges of the primary surface and the approach surfaces at a slope of seven (7) feet horizontally for each one (1) foot vertically to where they intersect the horizontal surface.
- T. Tree** — Any type of flora and an object of natural growth.

### **Section 3. Administrative Agency**

It shall be the duty of the Eastland County Commissioners Court to administer and enforce the regulations prescribed herein and is hereby designated as the administrative agency. Any application for permits, variances, waivers, or other enforcement of this Ordinance shall be made with the Eastland County Commissioners Court, by delivery of said application to the office of the County Clerk of Eastland County, Texas.

### **Section 4. Zones**

In order to carry out the provisions of these regulations, there are hereby created and established certain zones which include all of the land lying beneath the Primary Surface, Approach surfaces, and Transitional surfaces as they apply to the airport. Such surfaces are shown on the Airport Hazard Zoning Map consisting of four (4) sheets, prepared by Enprotec/Hibbs & Todd, Inc. and dated July 22, 2011, which are hereby attached to these regulations and made a part hereof. An area located in more than one of the following zones is considered to be only in the zone with the more restrictive height limitation. The various zones are hereby established and defined as follows:

- A. Approach Zones** — Approach zones are hereby established beneath the approach surfaces at each end of Runway 18-36 at the Airport for an other than utility runway with instrument landings. The approach surface shall have an inner edge width of 1,000 feet, which coincides with the width of the Primary Surface, at a distance of two-hundred (200) feet beyond each runway end, widening thereafter uniformly to a width of 2,407.6 feet at a horizontal distance of 4,692.0 feet beyond the end of the Primary Surface. The centerline of the Approach Surface is the continuation of the centerline of the Runway.
- B. Transitional Zones** — Transitional zones are hereby established beneath the transitional surfaces at the airport. Transitional surfaces, symmetrically located on either side of the runway, have variable widths as shown on the Airport Hazard Zoning Map. Transitional surfaces extend outward perpendicular to the runway centerline and the extended runway centerline from the periphery of the Primary Surface and the Approach Surfaces a distance of 1,050.0 feet.
- C. Primary Zone** — the Primary Zone is hereby established above the Primary Surface.

## Section 5. Height Limitations

Except as otherwise provided in Sections 7 and 8 of these regulations, no structure shall be erected, altered, or replaced and no tree shall be allowed to grow in any zone created by these regulations to a height in excess of the applicable height limitations herein established for such zone except as provided in Paragraph D of this Section. Such applicable height limitations are hereby established for each of the zones in question as follows:

- A. **Primary Zone** — Zero (0) feet, except that frangible structures, that is structures that can be knocked over by an aircraft without damaging the aircraft, less than four (4) feet in height are allowed.
- B. **Approach Zones** — Slope one (1) foot in height for each 34 feet in horizontal distance beginning at the end of and at the same elevation as the Primary Surface and extending to a point 4,692.0 feet beyond the end of the Primary Surface.
- C. **Transitional Zones** — Slope one (1) foot in height for each seven (7) feet in horizontal distance beginning at the sides of and at the same elevations as the Primary Surface and the Approach Surfaces and extending 1,050.0 feet from the periphery of the Primary Surface.
- D. **Excepted Height Limitation** — Nothing contained in these regulations shall be construed as prohibiting outside the Primary Surface the growth, construction, or maintenance of any structure or tree to a height of up to twenty-four (24) feet above the surface of the land at its location.

## Section 6. Nonconforming Structures, and Trees

- A. **Nonconforming Structures** — Nothing contained in these regulations shall be construed as to require the removal, lowering, or other change to any existing nonconforming structure.
- B. **Nonconforming Trees** — Nothing in these regulations shall be construed as to require the removal, lowering, or other change to any nonconforming tree. However, any nonconforming tree which grows to a greater height than it was as of the effective date of these regulations is subject to the provisions of these regulations as described in Section 5 herein above.

## Section 7. Permits and Variances

- A. **Permits** — Any person who desires to replace, rebuild, substantially change, or repair a nonconforming structure or replace or replant a nonconforming tree must apply for and receive a permit. However, no permit shall be granted which would allow the establishment of an airport hazard or allow a nonconforming structure or tree to exceed its original height or become a greater hazard to air navigation than it was at the time of the adoption of these regulations. Applications for permit shall be applied to and issued by the administrative agency.

**B. Variances** — Any person who desires to erect, substantially change, or increase the height of any structure or establish or allow the growth of any tree which would exceed the height limitations set forth in Section 5 of these regulations must apply to the board of adjustment and receive a variance. The application for variance must be accompanied by a determination from the Federal Aviation Administration under 14 C.F.R. Part 77 as to the effect of the proposal on the operation of air navigation facilities and the safe, efficient use of navigable airspace. Such variances shall be allowed where it is duly found that a literal application or enforcement of the regulations will result in practical difficulty or unnecessary hardship due to the parcel of land for which a variance is sought differing from other parcels of land in area, shape or slope such that the difficulty or hardship is not self-created and the granting of relief would result in substantial justice, not be contrary to the public interest, and be in accordance with the spirit of these regulations.

**C. Requirements and Reasonable Conditions**

- (1) Any permit granted may, at the discretion of the administrative agency, impose a requirement to allow the installation and maintenance, at the expense of the administrative agency, of any markers or lights as may be necessary to indicate to flyers the presence of an airport hazard.
- (2) Any variance granted may, at the discretion of the board of adjustment, impose any reasonable conditions as may be necessary to accomplish the purpose of these regulations.

**Section 8. Board of Adjustment**

- A.** The Board of Adjustment of Eastland County, Texas is hereby designated as the board of adjustment for the purposes of these regulations and shall have and exercise the following powers:
- (1) to hear and decide appeals from any order, requirement, decision, or determination made by the Administrative Agency in the administration or enforcement of these regulations; and
  - (2) to hear and decide specific variances.
- B.** Upon receipt of a Notice of Appeal from any action taken by the Eastland County Commissioners Court under Section 3 of this Ordinance or a request for a variance under Section 7 of this Ordinance, the Commissioners Court shall, at the earliest opportunity, appoint a Board of Adjustment to hear and resolve the appeal or request.
- C.** The board of adjustment shall be comprised of five (5) members and shall adopt rules for its governance and procedure in harmony with the provisions of these regulations. Meetings of the board of adjustment shall be held at the call of the chairman and at such times as the board of adjustment may determine. The chairman, or in his/her absence the acting chairman, may administer oaths and compel the attendance of witnesses. All hearings of the board of adjustment shall be public. The board of adjustment shall keep

minutes of its proceedings showing the vote of each member upon each question or if any member is absent or fails to vote, indicating such fact and shall keep records of its examinations and other official actions, all of which shall immediately be filed in the office of the board of adjustment or in the office of the County Judge of Eastland County, Texas. All such records shall be public records.

- D. The board of adjustment shall make written findings of fact and conclusions of law stating the facts upon which it relied when making its legal conclusions in reversing, affirming, or modifying any order, requirement, decision, or determination which comes before it under the provisions of these regulations.
- E. The concurring vote of four (4) members of the board of adjustment shall be necessary to reverse any order, requirement, decision, or determination of the administrative agency, to decide in favor of the applicant on any matter upon which it is required to pass under these regulations, or to effect any variance to these regulations.

## **Section 9. Appeals**

- A. Any person aggrieved by a decision of the administrative agency made in the administration of these regulations may appeal to the board of adjustment if that person is of the opinion that a decision of the administrative agency is an improper application of these regulations. This same right of appeal is extended to the Commissioners Court of Eastland County, Texas.
- B. All appeals hereunder must be taken within a reasonable time as provided by the rules of the board of adjustment by filing a notice of appeal with the board of adjustment and the administrative agency specifying the grounds for the appeal. The administrative agency shall forthwith transmit to the board of adjustment all papers constituting the record upon which the action appealed was taken.
- C. An appeal shall stay all proceedings in furtherance of the action appealed unless the administrative agency certifies in writing to the board of adjustment that by reason of the facts stated in the certificate, a stay would, in the opinion of the administrative agency, cause imminent peril to life or property. In such case, proceedings shall not be stayed except by order of the board of adjustment on notice to the administrative agency and on due cause shown.
- D. The board of adjustment shall fix a reasonable time for hearing appeals, give public notice and due notice to the parties in interest, and decide the same within a reasonable time. Upon the hearing, any party may appear in person, by agent, and/or by attorney.
- E. The board of adjustment may reverse or affirm, in whole or in part, or modify the administrative agency's order, requirement, decision, or determination from which an appeal is taken and make the correct order, requirement, decision, or determination, and for this purpose the board of adjustment has the same authority as the administrative agency.

## **Section 10. Judicial Review**

Any person aggrieved by a decision of the board of adjustment may present to a district court a petition stating that the decision of the board of adjustment is illegal and specifying the grounds of the illegality as provided by and in accordance with the provisions of Texas Local Government Code, §241.041. This same right of appeal is extended to the Commissioners Court of Eastland County, Texas.

## **Section 11. Enforcement and Remedies**

The Commissioners Court of Eastland County, Texas may institute in a district court an action to prevent, restrain, correct, or abate any violation of these regulations or of any order or ruling made in connection with their administration or enforcement including, but not limited to, an action for injunctive relief.

## **Section 12. Penalties**

Each violation of these regulations or of any order or ruling promulgated hereunder shall constitute a misdemeanor and upon conviction shall be punishable by a fine of not more than \$500, as authorized by §12.23 of the Texas Penal Code. Each day a violation continues to exist shall constitute a separate offense.

## **Section 13. Conflicting Regulations**

Where there exists a conflict between any of the regulations or limitations prescribed herein and any other regulation applicable to the same area, whether the conflict be with respect to the height of structures or trees, the use of land, or any other matter, the more stringent limitation or requirement shall control.

## **Section 14. Severability**

If any of the provisions of these regulations or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or application of these regulations which can be given effect without the invalid provision or application and to this end, the provisions of these regulations are declared to be severable.

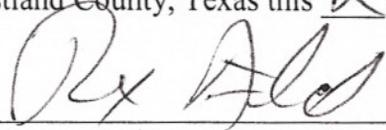
## **Section 15. Adherence with State Laws**

Any actions brought forth by any person or taxpayer as a result of the administration, enforcement, or the contesting these regulations will be in accordance with the provisions of Texas Local Government Code, §§241.001 et seq. and other applicable State laws.

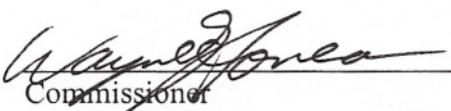
## **Section 16. Effective Date**

**Whereas**, the immediate operation of the provisions of these regulations is necessary for the preservation of the public health, safety, and general welfare, an emergency is hereby declared to exist and these regulations shall be in full force and effect from and after their adoption by the Commissioners Court of Eastland County, Texas.

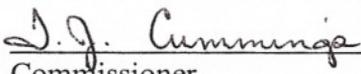
SEPT **Adopted** by the Commissioners Court of Eastland County, Texas this 2 day of 2011.



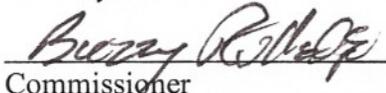
County Judge,  
Eastland County, Texas



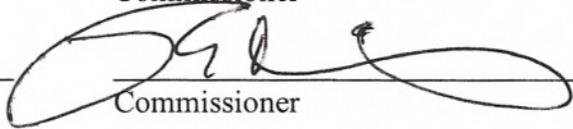
Commissioner



Commissioner

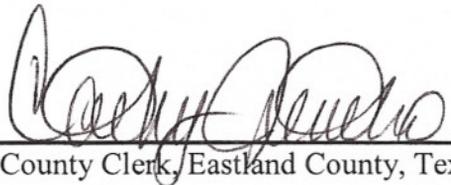


Commissioner



Commissioner

**Attest:**



County Clerk, Eastland County, Texas

**RUNWAY**

**FIELD NOTES  
FOR  
A 7.226-ACRE TRACT  
OUT OF  
SECTION 87, BLOCK 3, H&TC RR CO. SURVEY  
EASTLAND, COUNTY, TEXAS**

**BEING** a 7.226-acre tract out of Section 87, Block 3, H&TC RR Co. Survey, Abstract 175, Eastland County, Texas, and being out of a 498.114-acre tract conveyed to WILKS RANCH, a partnership solely comprised of Daniel H. Wilks and Farris C. Wilks, recorded in Volume 2530, Page 20, Official Public Records, Eastland County, Texas (legal description does not form a mathematically closed figure), said 7.226-acre tract being more particularly described as follows:

*Bearings are based on Grid North as established by GPS observations.*

**COMMENCING** at a found ½" iron rod with cap, stamped #5085, at an angle point of the south right of way for Interstate Highway 20 for the northernmost northwest corner of the said 498.114-acre tract;

**THENCE** South 89 degrees 19 minutes 30 seconds East (being the Reference Bearing for this description, called: S 89° 36' 23" E), along the south right of way of Interstate Highway 20, for a distance of 538.91 feet to a point, where a found ½" iron rod for the northernmost northeast corner of the said 498.114-acre tract bears 1903.48' South 89 degrees 19 minutes 30 seconds East;

**THENCE** South 00 degrees 51 minutes 24 seconds West for a distance of 500.67 feet to the northwest corner and **POINT OF BEGINNING** of this tract;

**THENCE** South 89 degrees 08 minutes 36 seconds East for a distance of 75.00 feet to a point;

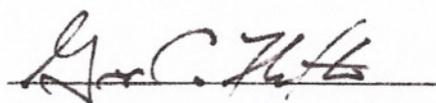
**THENCE** South 00 degrees 51 minutes 24 seconds West for a distance of 4197.00 feet to a point;

**THENCE** North 89 degrees 08 minutes 36 seconds West for a distance of 75.00 feet to a point;

**THENCE** North 00 degrees 51 minutes 24 seconds East for a distance of 4197.00 feet to the Point of Beginning, containing 7.226 acres or 314775 square feet.

**Plat Attached**





George A. Forbis-Stokes, RPLS #4325

Date: July 22, 2011

*Environmental, Civil & Geotechnical Engineers*

**Abilene Office**  
402 Cedar  
Abilene, Texas 79601  
P.O. Box 3097  
Abilene, Texas 79604  
325.698.5560 | 325.691.0058 fax

**Lubbock Office**  
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**Granbury Office**  
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Granbury, Texas 76048  
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**Plano Office**  
One Preston Park  
2301 Ohio Drive, Suite 105  
Plano, Texas 75093  
972.599.3480 | 972.599.3513 fax



Enprotec / Hibbs & Todd

**PRIMARY SURFACE**

**FIELD NOTES  
FOR  
A 105.533-ACRE TRACT  
OUT OF  
SECTION 87, BLOCK 3, H&TC RR CO. SURVEY  
EASTLAND, COUNTY, TEXAS**

**BEING** a 105.533-acre tract out of Section 87, Block 3, H&TC RR Co. Survey, Abstract 175, Eastland County, Texas, and being out of a 498.114-acre tract conveyed to WILKS RANCH, a partnership solely comprised of Daniel H. Wilks and Farris C. Wilks, recorded in Volume 2530, Page 20, Official Public Records, Eastland County, Texas (legal description does not form a mathematically closed figure), said 105.533-acre tract being more particularly described as follows:

*Bearings are based on Grid North as established by GPS observations.*

**COMMENCING** at a found 1/2" iron rod with cap, stamped #5085, at an angle point of the south right of way for Interstate Highway 20 for the northernmost northwest corner of the said 498.114-acre tract;

**THENCE** South 89 degrees 19 minutes 30 seconds East (being the Reference Bearing for this description, called: S 89° 36' 23" E), along the south right of way of Interstate Highway 20, for a distance of 76.41 feet to a point, where a found 1/2" iron rod for the northernmost northeast corner of the said 498.114-acre tract bears 2365.98' South 89 degrees 19 minutes 30 seconds East;

**THENCE** South 00 degrees 51 minutes 24 seconds West for a distance of 299.20 feet to the northwest corner and **POINT OF BEGINNING** of this tract;

**THENCE** South 89 degrees 08 minutes 36 seconds East for a distance of 1000.00 feet to a point;

**THENCE** South 00 degrees 51 minutes 24 seconds West for a distance of 4597.00 feet to a point;

**THENCE** North 89 degrees 08 minutes 36 seconds West for a distance of 1000.00 feet to a point;

**THENCE** North 00 degrees 51 minutes 24 seconds East for a distance of 4597.00 feet to the Point of Beginning, containing 105.533 acres or 4597000 square feet.

**Plat Attached**



*George A. Forbis-Stokes*

George A. Forbis-Stokes, RPLS #4325

Date: July 22, 2011

*Environmental, Civil & Geotechnical Engineers*

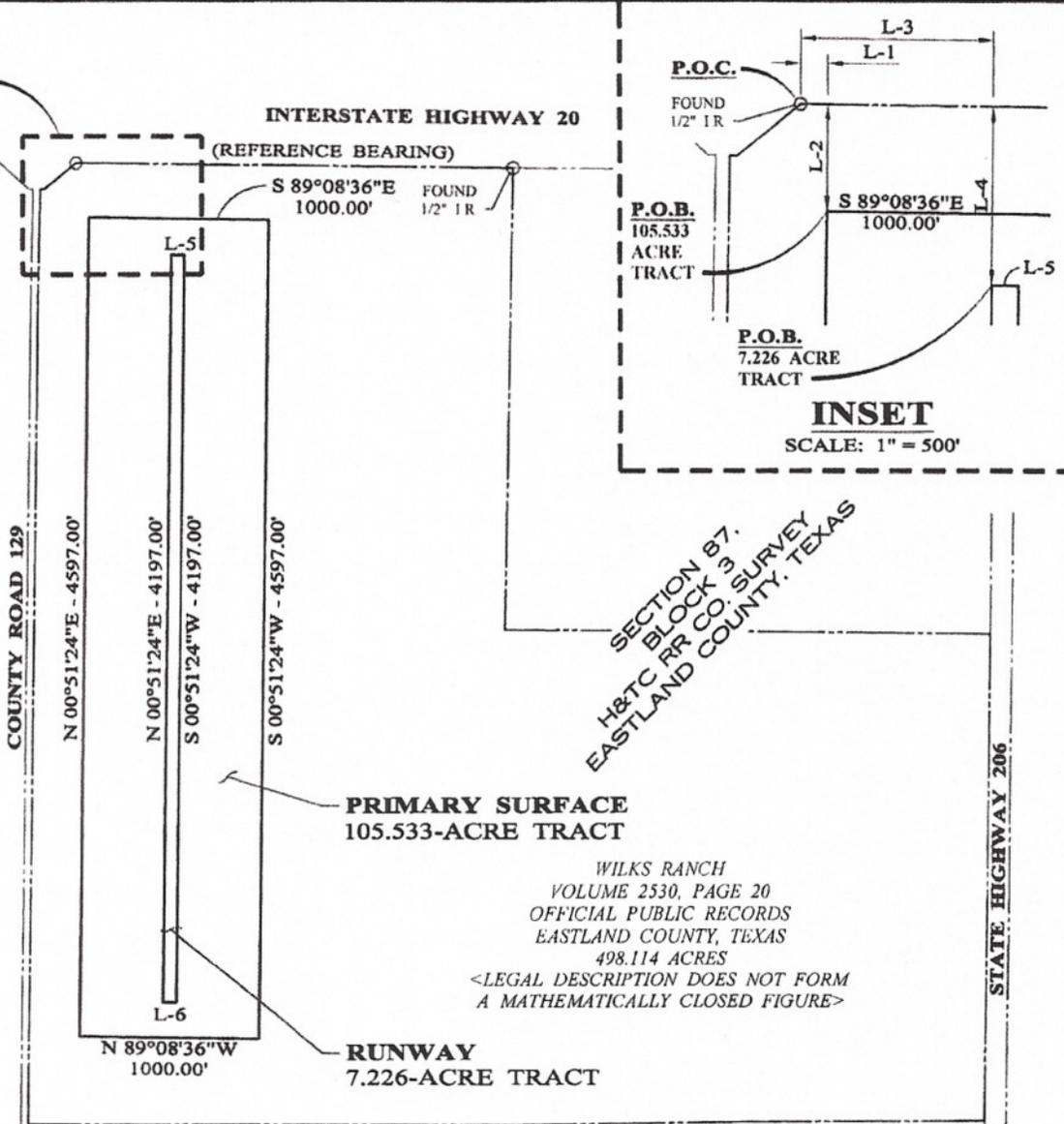
**Abilene Office**  
402 Cedar  
Abilene, Texas 79601  
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**Lubbock Office**  
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806.794.1100 | 806.794.0778 fax

**Granbury Office**  
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Granbury, Texas 76048  
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**Plano Office**  
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Plano, Texas 75093  
972.599.3480 | 972.599.3513 fax

REFER TO INSET



SECTION 87,  
BLOCK 3,  
H&TC RR CO. SURVEY  
EASTLAND COUNTY, TEXAS

**PRIMARY SURFACE**  
105.533-ACRE TRACT

WILKS RANCH  
VOLUME 2530, PAGE 20  
OFFICIAL PUBLIC RECORDS  
EASTLAND COUNTY, TEXAS  
498.114 ACRES  
<LEGAL DESCRIPTION DOES NOT FORM  
A MATHEMATICALLY CLOSED FIGURE>

**RUNWAY**  
7.226-ACRE TRACT



500 0 1000

SCALE IN FEET

I, GEORGE A. FORBIS-STOKES, R.P.L.S. #4325 DO  
HEREBY CERTIFY THAT THE PLAT HERFON  
WAS PREPARED FROM AN ACTUAL SURVEY  
MADE ON THE GROUND DURING THE MONTH

OF July 2011

George A. Forbis-Stokes  
GEORGE A. FORBIS-STOKES, R.P.L.S. #4325

DATE July 22, 2011

LINE TABLE		
NUMBER	BEARING	DISTANCE
L-1	S 89°19'30" E	76.41'
L-2	S 00°51'24" W	299.20'
L-3	S 89°19'30" E	538.91'
L-4	S 00°51'24" W	500.67'
L-5	S 89°08'36" E	75.00'
L-6	N 89°08'36" W	75.00'

**FIELD NOTES ATTACHED**

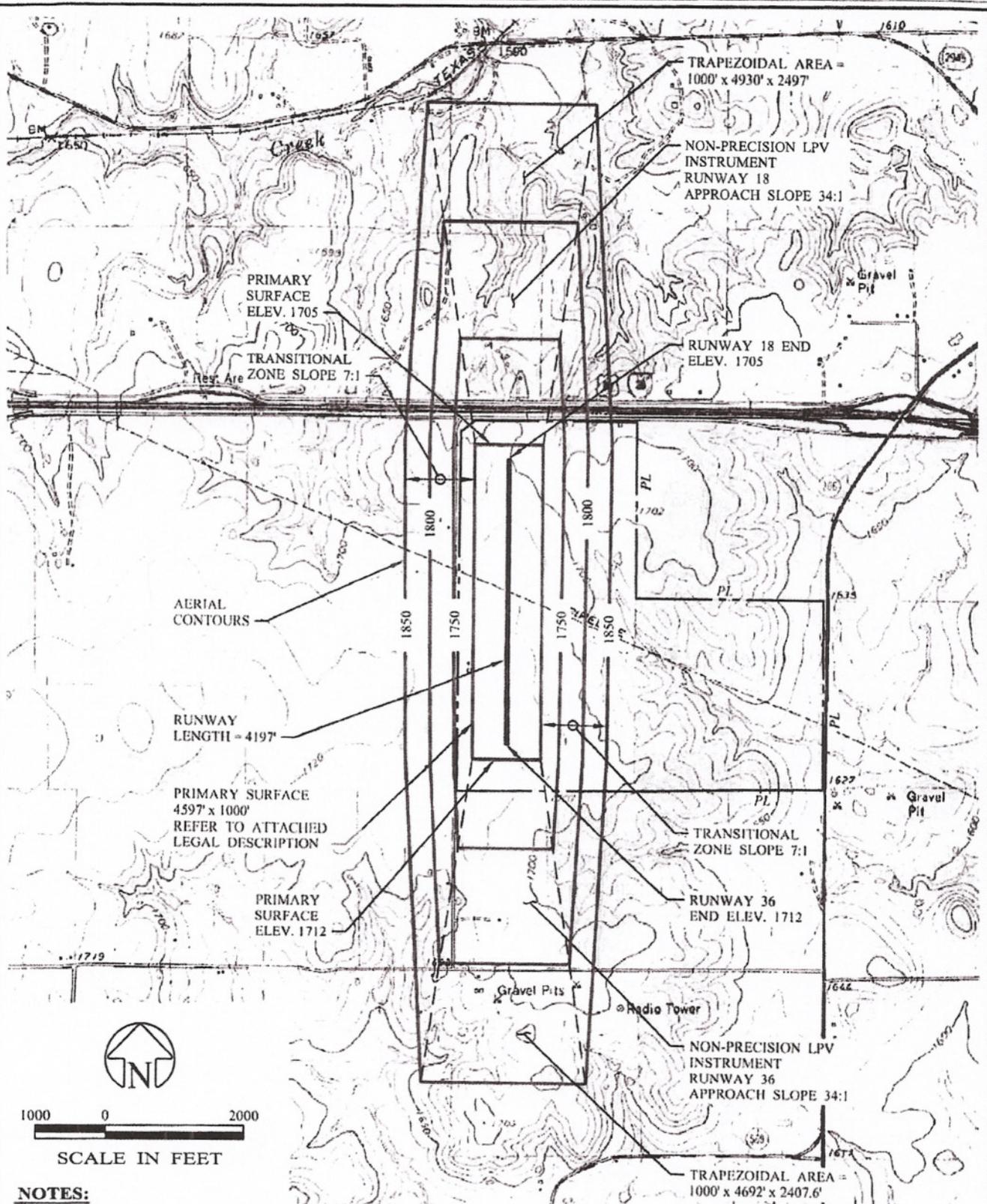
**A 7.226-ACRE TRACT AND  
A 105.533-ACRE TRACT  
OUT OF  
SECTION 87, BLOCK 3, H&TC RR  
CO. SURVEY**

WILKS RANCH AIRPORT  
CISCO, EASTLAND COUNTY, TEXAS

11-5283

07/22/2011





**NOTES:**

1. THE AERIAL CONTOURS ILLUSTRATE THE HEIGHT LIMITATIONS WITHIN EACH ZONE.
2. A SLOPE SUCH AS 34:1 EXPRESS THE HORIZONTAL DISTANCE OF 34 FEET TO THE VERTICAL DISTANCE OF 1 FOOT.
3. EXISTING TOPOGRAPHIC SYMBOLS ARE THOSE USED BY THE U.S. GEOLOGICAL SURVEY.

**AIRPORT ZONING MAP**

**WILKS RANCH AIRPORT  
CISCO, EASTLAND COUNTY, TEXAS**



**ENPROTEC/HIBBS & TODD, INC.**  
ENVIRONMENTAL AND CIVIL ENGINEERING  
402 Cedar Street Austin, Texas 78601  
325-608-5560 Firm Registration No. 1151

11-5283

07/22/2011



REFER TO INSET

**INTERSTATE HIGHWAY 20**

(REFERENCE BEARING)

S 89°08'36"E  
1000.00'

FOUND  
1/2" IR

P.O.C.

FOUND  
1/2" IR

P.O.B.

105.533  
ACRE  
TRACT

P.O.B.

7.226 ACRE  
TRACT

**INSET**

SCALE: 1" = 500'

COUNTY ROAD 129

N 00°51'24"E - 4597.00'

N 00°51'24"E - 4197.00'

S 00°51'24"W - 4197.00'

S 00°51'24"W - 4597.00'

**PRIMARY SURFACE**  
105.533-ACRE TRACT

WILKS RANCH  
VOLUME 2530, PAGE 20  
OFFICIAL PUBLIC RECORDS  
EASTLAND COUNTY, TEXAS  
498.114 ACRES

<LEGAL DESCRIPTION DOES NOT FORM  
A MATHEMATICALLY CLOSED FIGURE>

**RUNWAY**  
7.226-ACRE TRACT

N 89°08'36"W  
1000.00'

L-6

SECTION 87,  
BLOCK 3,  
H&TC RR CO. SURVEY  
EASTLAND COUNTY, TEXAS

STATE HIGHWAY 206



500 0 1000



SCALE IN FEET

I, GEORGE A. FORBIS-STOKES, R.P.L.S. #4325 DO  
HEREBY CERTIFY THAT THE PLAT HEREON  
WAS PREPARED FROM AN ACTUAL SURVEY  
MADE ON THE GROUND DURING THE MONTH

OF July 2011

George A. Forbis-Stokes  
PROFESSIONAL SURVEYOR

GEORGE A. FORBIS-STOKES, R.P.L.S. #4325

DATE July 22, 2011

**LINE TABLE**

NUMBER	BEARING	DISTANCE
L-1	S 89°19'30" E	76.41'
L-2	S 00°51'24" W	299.20'
L-3	S 89°19'30" E	538.91'
L-4	S 00°51'24" W	500.67'
L-5	S 89°08'36" E	75.00'
L-6	N 89°08'36" W	75.00'

**FIELD NOTES ATTACHED**

**A 7.226-ACRE TRACT AND  
A 105.533-ACRE TRACT  
OUT OF  
SECTION 87, BLOCK 3, H&TC RR  
CO. SURVEY**

WILKS RANCH AIRPORT  
CISCO, EASTLAND COUNTY, TEXAS

11-5283

07/22/2011



**ENPROTEC/HIBBS & TODD, INC.**

ENVIRONMENTAL AND CIVIL ENGINEERING  
402 Cedar Street  
Abilene, Texas 79601  
325-690-5500  
Firm Registration No. 1191

**PRIMARY SURFACE**

**FIELD NOTES  
FOR  
A 105.533-ACRE TRACT  
OUT OF  
SECTION 87, BLOCK 3, H&TC RR CO. SURVEY  
EASTLAND, COUNTY, TEXAS**

**BEING** a 105.533-acre tract out of Section 87, Block 3, H&TC RR Co. Survey, Abstract 175, Eastland County, Texas, and being out of a 498.114-acre tract conveyed to WILKS RANCH, a partnership solely comprised of Daniel H. Wilks and Farris C. Wilks, recorded in Volume 2530, Page 20, Official Public Records, Eastland County, Texas (legal description does not form a mathematically closed figure), said 105.533-acre tract being more particularly described as follows:

*Bearings are based on Grid North as established by GPS observations.*

**COMMENCING** at a found ½" iron rod with cap, stamped #5085, at an angle point of the south right of way for Interstate Highway 20 for the northernmost northwest corner of the said 498.114-acre tract;

**THENCE** South 89 degrees 19 minutes 30 seconds East (being the Reference Bearing for this description, called: S 89° 36' 23" E), along the south right of way of Interstate Highway 20, for a distance of 76.41 feet to a point, where a found ½" iron rod for the northernmost northeast corner of the said 498.114-acre tract bears 2365.98' South 89 degrees 19 minutes 30 seconds East;

**THENCE** South 00 degrees 51 minutes 24 seconds West for a distance of 299.20 feet to the northwest corner and **POINT OF BEGINNING** of this tract;

**THENCE** South 89 degrees 08 minutes 36 seconds East for a distance of 1000.00 feet to a point;

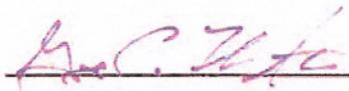
**THENCE** South 00 degrees 51 minutes 24 seconds West for a distance of 4597.00 feet to a point;

**THENCE** North 89 degrees 08 minutes 36 seconds West for a distance of 1000.00 feet to a point;

**THENCE** North 00 degrees 51 minutes 24 seconds East for a distance of 4597.00 feet to the Point of Beginning, containing 105.533 acres or 4597000 square feet.

**Plat Attached**



  
\_\_\_\_\_

George A. Forbis-Stokes, RPLS #4325

Date: July 22, 2011

*Environmental, Civil & Geotechnical Engineers*

**Abilene Office**

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**Granbury Office**

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**Plano Office**

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Plano, Texas 75093  
972.599.3480 | 972.599.3513 fax



Enprotec / Hibbs & Todd

RUNWAY

**FIELD NOTES  
FOR  
A 7.226-ACRE TRACT  
OUT OF  
SECTION 87, BLOCK 3, H&TC RR CO. SURVEY  
EASTLAND, COUNTY, TEXAS**

**BEING** a 7.226-acre tract out of Section 87, Block 3, H&TC RR Co. Survey, Abstract 175, Eastland County, Texas, and being out of a 498.114-acre tract conveyed to WILKS RANCH, a partnership solely comprised of Daniel H. Wilks and Farris C. Wilks, recorded in Volume 2530, Page 20, Official Public Records, Eastland County, Texas (legal description does not form a mathematically closed figure), said 7.226-acre tract being more particularly described as follows:

*Bearings are based on Grid North as established by GPS observations.*

**COMMENCING** at a found ½” iron rod with cap, stamped #5085, at an angle point of the south right of way for Interstate Highway 20 for the northernmost northwest corner of the said 498.114-acre tract;

**THENCE** South 89 degrees 19 minutes 30 seconds East (being the Reference Bearing for this description, called: S 89° 36’ 23” E), along the south right of way of Interstate Highway 20, for a distance of 538.91 feet to a point, where a found ½” iron rod for the northernmost northeast corner of the said 498.114-acre tract bears 1903.48’ South 89 degrees 19 minutes 30 seconds East;

**THENCE** South 00 degrees 51 minutes 24 seconds West for a distance of 500.67 feet to the northwest corner and **POINT OF BEGINNING** of this tract;

**THENCE** South 89 degrees 08 minutes 36 seconds East for a distance of 75.00 feet to a point;

**THENCE** South 00 degrees 51 minutes 24 seconds West for a distance of 4197.00 feet to a point;

**THENCE** North 89 degrees 08 minutes 36 seconds West for a distance of 75.00 feet to a point;

**THENCE** North 00 degrees 51 minutes 24 seconds East for a distance of 4197.00 feet to the Point of Beginning, containing 7.226 acres or 314775 square feet.

**Plat Attached**



*George A. Forbis-Stokes*

George A. Forbis-Stokes, RPLS #4325

Date: July 22, 2011

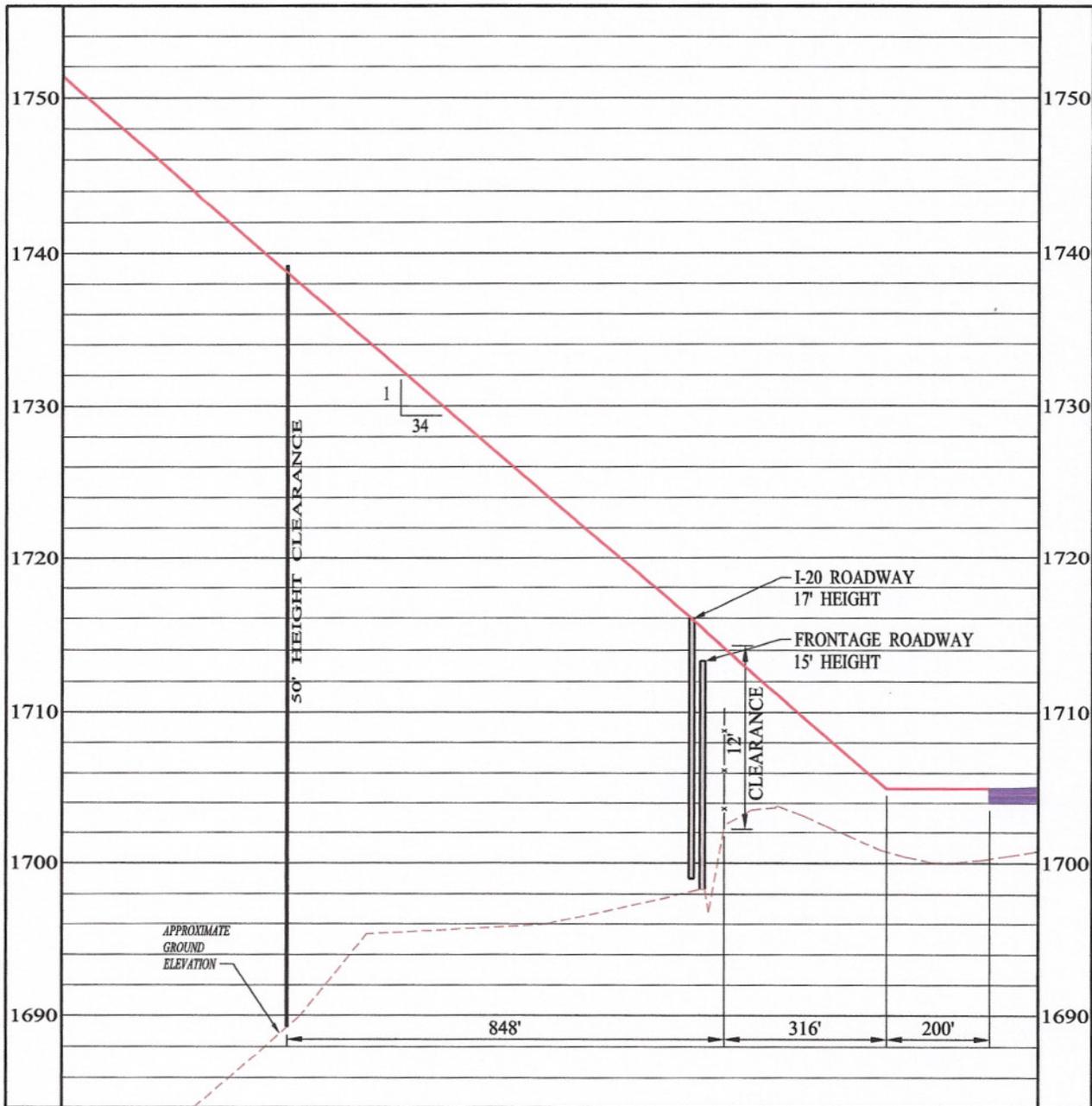
*Environmental, Civil & Geotechnical Engineers*

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Plano Office  
One Preston Park  
2301 Ohio Drive, Suite 105  
Plano, Texas 75093  
972.599.3480 | 972.599.3513 fax



SCALE:  
 HOR.: 1" = 300'  
 VER.: 1" = 10'

**NOTES:**

1. THE AERIAL CONTOURS ILLUSTRATE THE HEIGHT LIMITATIONS WITHIN EACH ZONE.
2. A SLOPE SUCH AS 34:1 EXPRESS THE HORIZONTAL DISTANCE OF 34 FEET TO THE VERTICAL DISTANCE OF 1 FOOT.

**NORTH-SOUTH RW 18  
 END PROFILE AT RUNWAY CENTERLINE**

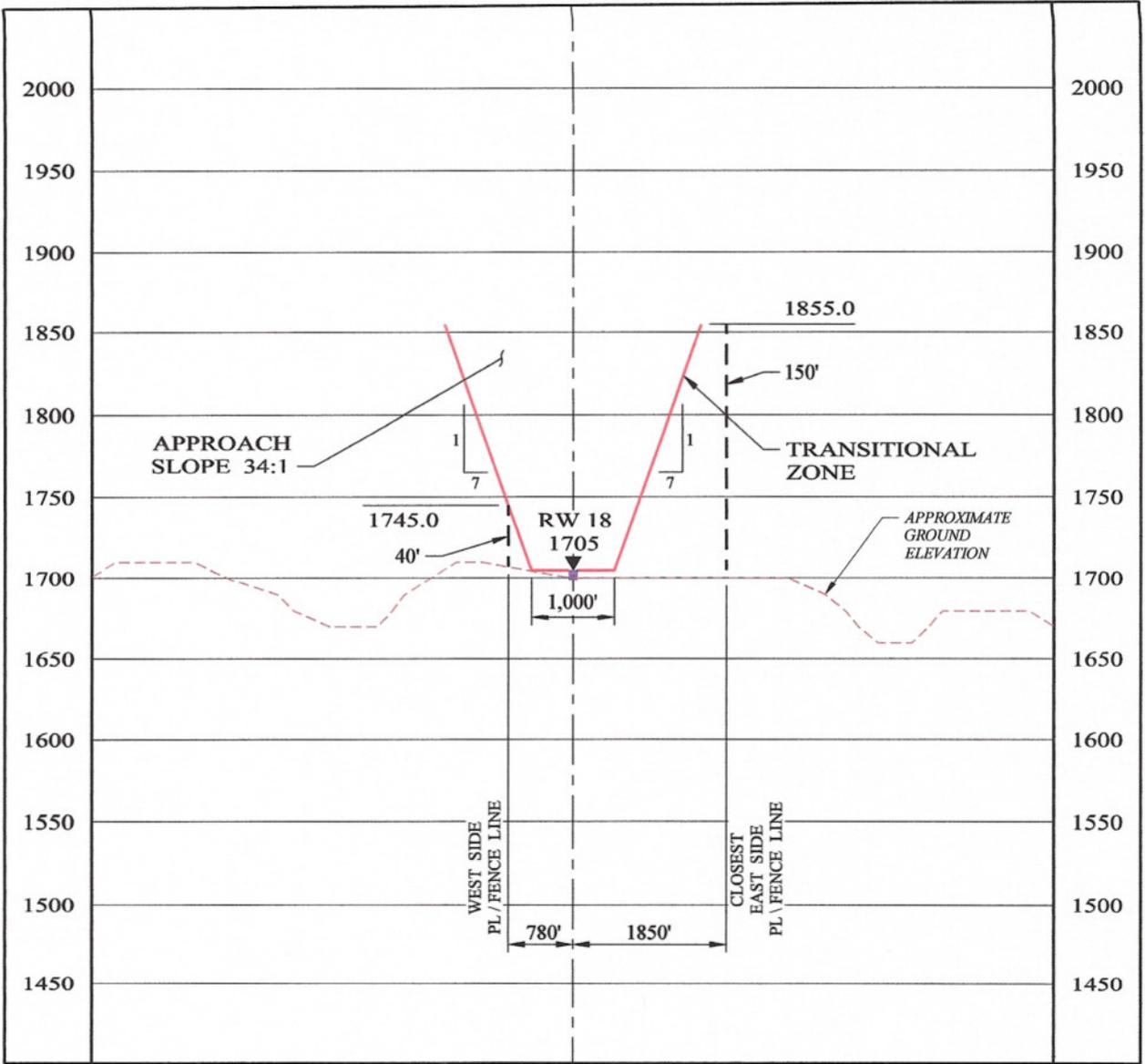
**WILKS AIRFIELD  
 CISCO, EASTLAND COUNTY, TEXAS**



**ENPROTEC/HIBBS & TODD, INC.**  
 ENVIRONMENTAL AND CIVIL ENGINEERING  
 402 Cedar Street Abilene, Texas 79601  
 325-698-5560 Firm Registration No. 1151

11-5283

08/26/2011



RUNWAY  $\text{CL}$

SCALE:  
 HOR.: 1" = 2000'  
 VER.: 1" = 100'

**NOTES:**

1. THE AERIAL CONTOURS ILLUSTRATE THE HEIGHT LIMITATIONS WITHIN EACH ZONE.
2. A SLOPE SUCH AS 34:1 EXPRESS THE HORIZONTAL DISTANCE OF 34 FEET TO THE VERTICAL DISTANCE OF 1 FOOT.

**EAST-WEST CROSS SECTION AT  
 END OF RUNWAY 18**

WILKS AIRFIELD  
 CISCO, EASTLAND COUNTY, TEXAS

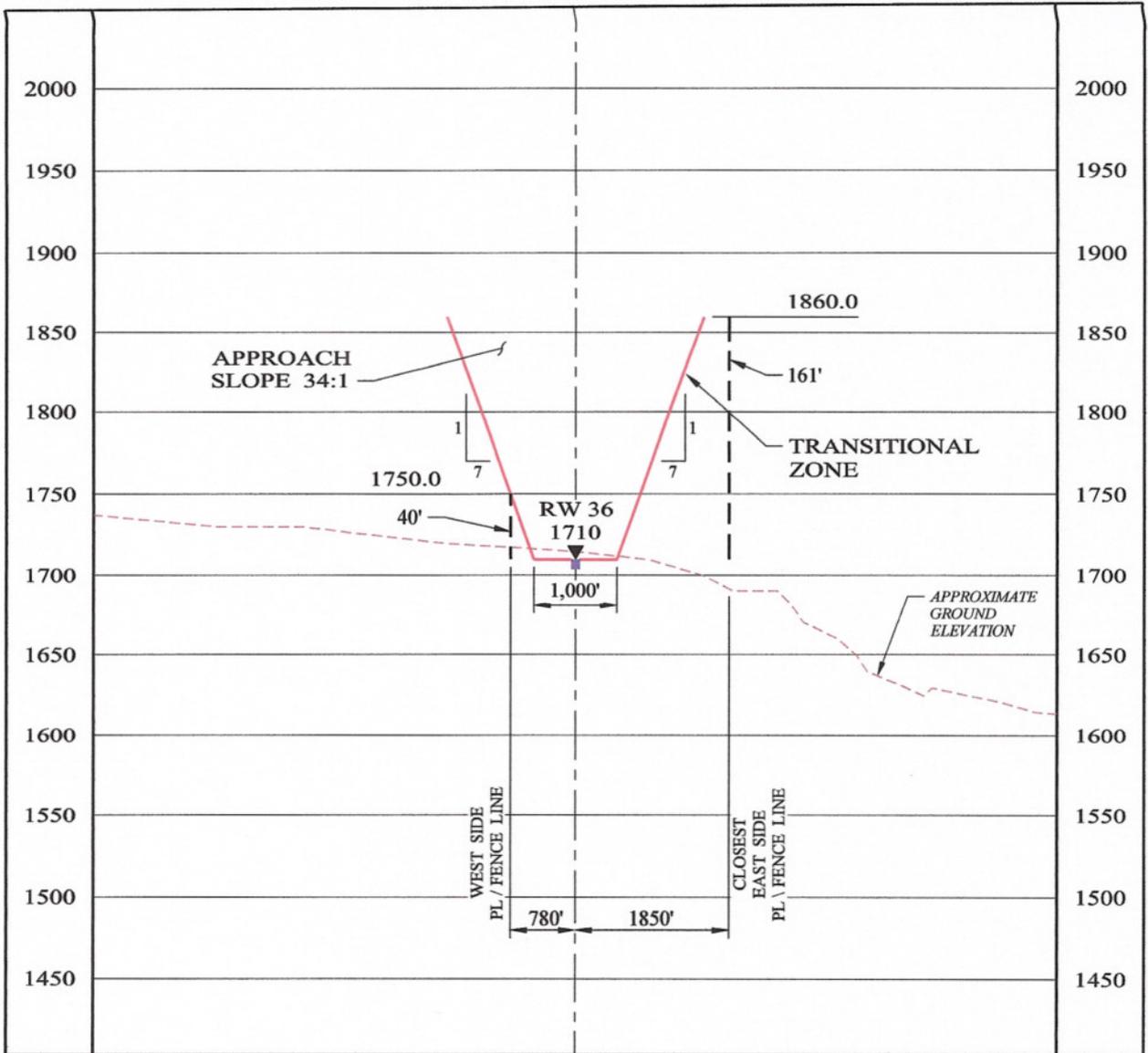
11-5283

08/26/2011



**ENPROTEC/HIBBS & TODD, INC.**

ENVIRONMENTAL AND CIVIL ENGINEERING  
 402 Cedar Street  
 Abilene, Texas 79601  
 325-698-5560  
 Registration No. 1151



RUNWAY  $\text{CL}$

SCALE:  
 HOR.: 1" = 2000'  
 VER.: 1" = 100'

**NOTES:**

1. THE AERIAL CONTOURS ILLUSTRATE THE HEIGHT LIMITATIONS WITHIN EACH ZONE.
2. A SLOPE SUCH AS 34:1 EXPRESS THE HORIZONTAL DISTANCE OF 34 FEET TO THE VERTICAL DISTANCE OF 1 FOOT.

**EAST-WEST CROSS SECTION AT  
 END OF RUNWAY 36**

**WILKS AIRFIELD  
 CISCO, EASTLAND COUNTY, TEXAS**

11-5283

08/26/2011



**ENPROTEC/HIBBS & TODD, INC.**

ENVIRONMENTAL AND CIVIL ENGINEERING  
 402 Cedar Street  
 Abilene, Texas 79601  
 Firm Registration No. 1151

To: Eastland County Airport Zoning Commission  
From: Wilks Ranch  
Subject: Airport Hazard Area Zoning Regulation  
Date: August 29, 2011

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Gentlemen, attached to this memo please find a copy of a proposed "Airport Hazard Zoning Ordinance" that would impose height restrictions at and near the Wilks Ranch Airport. In July 2007, Dan and Farris Wilks notified the Federal Aviation Administration of their intent to construct a runway in an unincorporated area of Eastland County. The FAA responded by letter dated August 16, 2007, advising Dan and Farris Wilks that the FAA had no objection to the construction of that runway. The FAA continues to have no objection to the construction of that runway. In April of this year, preliminary design plans for the construction of that runway were completed by Enprotec/Hibbs and Todd, Inc.

The runway, which will be a public as opposed to a private runway, is intended to foster economic development in Eastland County and support public safety. The runway will be able to allow landings of aircraft under conditions where those landings could not be made at any other public runway in Eastland County. The runway will, therefore, be available for emergency medical evacuations, firefighting purposes, and similar public safety uses when other runways in the county are not available. Dan and Farris Wilks also anticipate constructing an office building adjacent to the runway that is intended to house their businesses and attract out-of-county businesses. The runway would allow Dan and Farris Wilks to keep their businesses in Eastland County. Without the runway, it is highly likely that Dan and Farris Wilks might have to relocate their businesses. Wilks Ranch Airport will be used in the interest of the public.

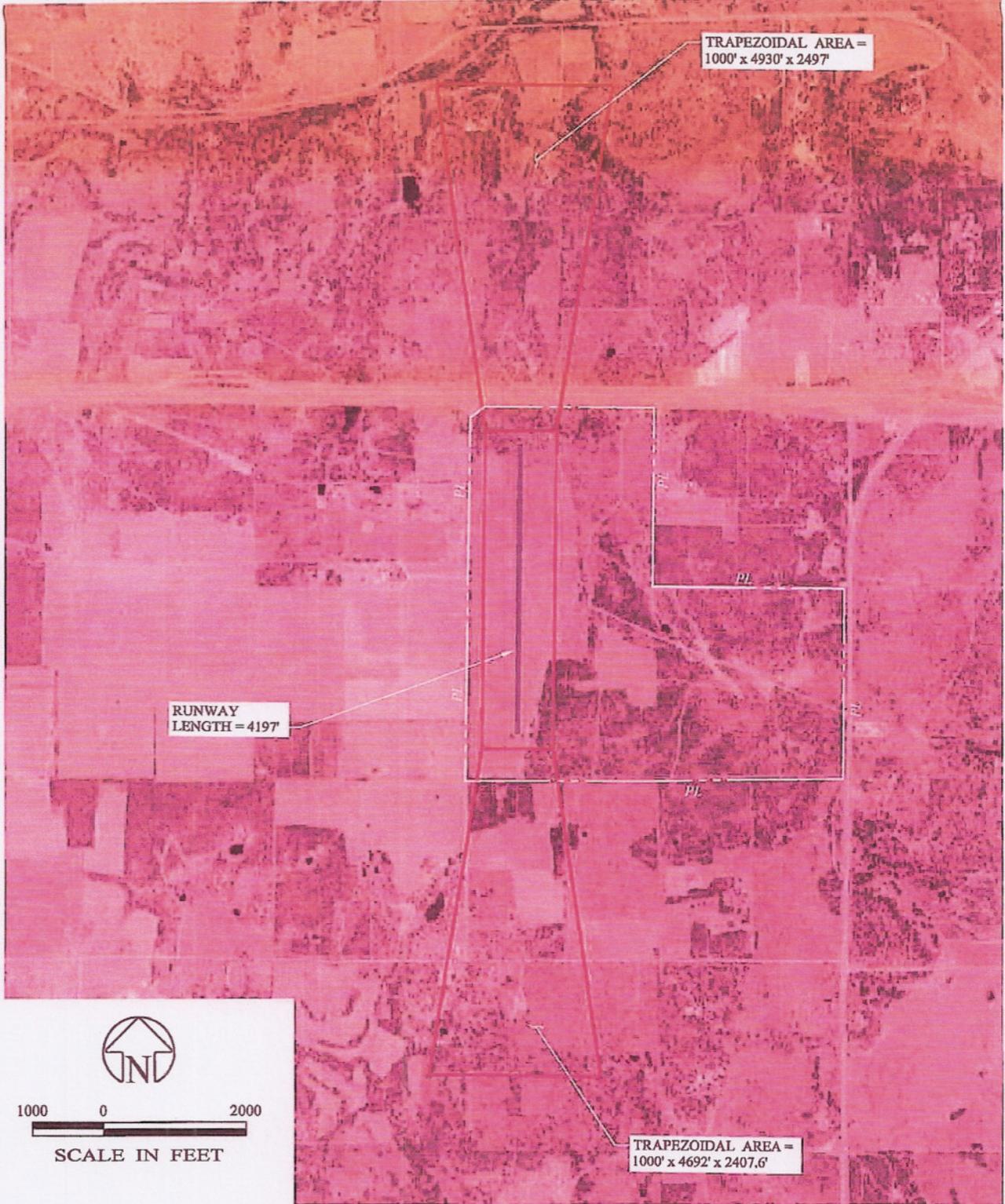
Also attached to this memo is an "Airport Hazard Zoning Map." This map describes where the runway will be located, its primary surface, and shows contour lines depicting height limitations for structures located along those lines.

Also attached to this memo are drawings showing how allowable height increases as one moves away from the runway to the north, east, south and west.

The proposed "Airport Hazard Zoning Ordinance" does not restrict how property will be used. It does limit the height of structures in certain areas surrounding the runway. As you will note from the attached maps, the height limitation is greater than 50 feet less than a quarter of a mile in all directions from the property line of surrounding properties. Additionally, the proposed "Airport Hazard Zoning Ordinance" also specifies that it does not prohibit any structure of 24 feet or less in height in any of the areas described on the attached map as subject to height limitations. These height restrictions are necessary to protect the airport and flying operations expected, given the surrounding terrain and the character of the neighborhood, and should have no material impact on the value or uses made of surrounding properties given current and possible future uses of those properties.

We ask that you consider this report at your public hearing tomorrow, and respectfully request that based upon this report you make a recommendation to the County Commissioners of Eastland County to adopt the proposed "Airport Hazard Zoning Ordinance."

A representative of Wilks Ranch will be present at the public hearing to answer any questions you may have.



1000 0 2000

SCALE IN FEET

**WILKS AIRFIELD  
AIRPORT AERIAL MAP**

CISCO, EASTLAND COUNTY, TEXAS



**ENPROTEC/HIBBS & TODD, INC.**

ENVIRONMENTAL AND CIVIL ENGINEERING  
402 Cedar Street Abilene, Texas 79601  
325-698-5560 Firm Registration No 1151

11-5283

08/29/2011