



NOTICE OF A CALLED MEETING

Notice is hereby given that a Called Meeting of the Governing Body of the City of Ranger, Texas, will be held on **Monday, April 1, 2024 at 5:15 P.M.** in City Hall, 400 West Main Street Ranger, Texas. The following subjects will be discussed, to wit:

Agenda Item 01: Call to Order- Mayor Robinson
Roll Call/Quorum Check

Agenda Item 02: Citizen's Presentation-At this time, anyone on the list will be allowed to speak on any matter other than personnel matters or matters under litigation, for a length of time not to exceed THREE minutes. No Council/Board discussion or action may take place on a matter until such matter has been placed on an agenda and posted in accordance with law.

Agenda Item 03: Discuss/Consider: approving the variance of the permit of a HUD-Code Manufactured Home Placement Permit located at 521 Cherry Street, Ranger, Texas.

Agenda Item 04: Discuss/Consider: Adjournment

I, the undersigned authority, do hereby certify that the above notice of meeting of the Governing Body of the City of Ranger is a true and correct copy of said notice on the bulletin board at the City Hall of the City of Ranger, a place convenient and readily available to the general public at all times, and notice was posted by 5:15 p.m., March 18, 2024, and remained posted for 72 hours preceding the scheduled time of the meeting.

Somer Lee

Somer Lee, Ranger City Secretary

The City council reserves the right to convene into Executive Session concerning any of the items listed on this agenda under the authority of the Mayor, whenever it is considered necessary and legally justified under the Open Meetings Act.

NOTICE OF ASSISTANCE

Ranger City Hall and Council Chambers are wheelchair accessible and accessible parking spaces are available. Request for accommodation or interpretive services must be made 48 hours prior to this meeting. Please contact City Secretary's office at (254) 647-3522 for information or assistance.

This Notice was removed from the outside bulletin board on _____ by _____.

Variance Request

Ordinance No. 2022-06-13-I

521 Cherry Street, Ranger, Texas

- Section 5: HUD-Code Manufactured Home Lot Requirement
 - Size of lot: Lots served by the City wastewater collection system shall have a minimum of seven thousand (7,000) square feet.
 - 521 Cherry Street lot size is 5,350.00 square feet

PERMIT FEES

All fees due **The City of Ranger** shall be paid in full before issuance of Permit. All returned checks will be assessed a return check fee as applicable and a Stop Work Order will be issued and remain in effect until such time complete payment is received.
NO REFUNDS OR CREDITS. ALL TRANSACTIONS ARE FINAL

Administration Fee & Permit	\$50.00
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ADDITIONAL REQUIREMENTS

- Electrical, Plumbing, & A/C Heating: Requires state licensed contractors to make the proper connection to MH. Existing services/equipment must properly serve the MH being placed. Upgrades and additional construction may be required.

APPROVALS

Plan review and approval process is dependent on the completeness and correctness of the requirements for the project. Projects may require at least 15 business days. Each re-submittal of plans and specifications require a completely new review and approval process. ALL permits require a public hearing to be held. Each property owner within 500 feet of any portion of the property will receive written notice of the requested variance at least 15 days prior to the hearing. The applicant submitting the permit is required to pay all cost related to advertising and notifications required by the Ordinance.

THIS APPLICATION IS NOT VALID WITHOUT ALL REQUIRED FIELDS

<p>I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The Approval of this application or Issuance of Certificate of Occupancy does not presume to give authority to violate or cancel the provisions of any other state or local law regulating such work or the operation thereof. Falsification or errors in this application may result in immediate revocation of the approval/issuance and be subject to prosecution as allowed by law. The building or structure shall not be occupied prior to the code official issuing a permit or Certificate of Occupancy that indicates applicable provisions of the code have been met. I understand the requirements or any property restriction for the area in which the HUD-code manufactured home will be placed. I certify I have read and comply with the provisions set out in Section 10 of Ordinance No. 2022-06-13-I.</p>		
<p><i>Nicole Henckel</i></p>		<p>Application Invalid 90-Days from <i>02-01-24</i></p>
<p>*SIGNATURE OF CONTRACTOR/OWNER OR AUTHORIZED AGENT</p>		<p>*(DATE)</p>
<p><i>Nicole Henckel</i></p>		
<p>*Name Printed</p>	<p>*Primary Contact Number</p>	<p>Other Contact Number</p>

Date Received: *2-1-24*
 Received By: *[Signature]*

Check List of Items that must accompany the application:

- Copy of the title or an S.O.L. (Statement of Ownership and Location) to the manufactured home.
- Provide a current official State (United States) issued identification of occupant. Driver's license, State issued ID card, or passport.
- If placement is not in an established park then the following must accompany the application:
 - Legal Description of the land
 - A current survey of the property
 - Photographs of the inside and outside of the MH
 - A site plan showing the proposed size of lot, location of lot, boundaries, existing drainage ways, location of driveways and natural features off-street parking, where the MH will be placed, and utility locations. Should be based on the most current survey and be to scale.
- Shall be skirted. Skirt shall mean concealment from view of the under carriage on all sides of a manufactured home. Skirting must be accomplished with metal, vinyl or other material, which matches the exterior of the manufactured home and approved by the City.

Home is being built.

Manufactured Housing rules and regulations are governed by U.S. Department of Housing and Urban Development's (HUD) requirements/standards and on the State level are under the Manufactured Housing Division (MHD) of the Texas Department of Housing and Community Affairs administers the Texas Manufactured Housing Standards Act. Website: <http://www.tdhca.state.tx.us/mh/>

Installation Information
 Phone: (877) 313-3023
 Fax: (512) 475-3506
 Email: installations@tdhca.state.tx.us

Consumer Protection and Consumer Complaints Phone:
 (877) 313-3023
 Fax: (512) 475-3506
 Email: complaints@tdhca.state.tx.us



HOME SALES CONTRACT

Purchaser Nicole Henckel DL: 4 Phone: 3
 Co-Purchaser _____ DL: _____ Phone: _____
 Mailing address _____ (City) _____ (Zip) _____
 Delivery Address 525 Cherry St (City) Ranger (State) TX (Zip) 76470
 Delivery County Easland
 PHC Blake Hyles License # MHSLSP00049048

Description of Home
 New Stock Special Order
 Previously owned TFD Inventory Bank/Broker
 Manufacturer Champion Home Builders, Inc. (Burluson)
 Model DRM2048B-2848H32170 Year 2024
 Building Code
 HUD Manufactured Home RV / Park Model
 Modular Home - On Frame Modular Home - Off Frame

Identifying Numbers

Section	Label / Decal Number	ID /Serial Number
1		125-000-H-A014007A
2		125-000-H-A014007B
3		
4		

Bedrooms 3 Bathrooms 2

Size

Section	Width	Length
1	14	48
2	14	48
3		
4		

Contract Transaction

Type of Transaction Cash Financed
 Type of Loan Chattel Land Home

Base Price	\$ 118,370.00
(Page 2) Options	\$ -
(Page 2) Improvements	\$ 11,630.00
Sub Total	\$ 130,000.00
Inventory Tax	\$ 172.00
Title Fees	\$ 155.00
Insurance (12 months)	\$ 964.00
Lender Prepaid Finance Charges	\$ -
Total Contract Price	\$ 131,291.00
Trade-in Allowance	\$ -
Trade Pay Off	\$ -
Net Trade-In Allowance	\$ -
Deposit (*)	\$ 2,500.00
Due at Closing	\$ 4,250.00
Total Down Payment	\$ 6,750.00
Sales Tax (if not included above)	
Loan Amount (including points)	\$ 124,541.00
Less Lender Prepaid Finance Charges	
SALES CONTRACT PRICE	\$ 124,541.00

Other Considerations:

- Possession and title of the home will not be transferred until the full cash price has been paid. Move-in cannot be granted until paid in full and the home has been set and tied down to state code. Purchaser is responsible for any temporary living arrangements needed prior to move in.
- If included in the contract, delivery, setup and tie down will be performed to a minimum of state code.
- Purchaser is responsible for utility hook-ups, unless otherwise stated in the contract. Customer Initials _____
- If purchasing a model center display unit, furniture and décor are not included in the sale price, unless specifically stated.
- TITAN Factory Direct retains all wheels, axles and tires.

This contract is subject to arbitration and constitutes the entire agreement of the Seller, for the sale, and the Purchaser(s), for the purchase, of the home described. This contract supersedes any previous versions. No other agreements, representations or inducements, either oral or written, have been made except as set forth in this contract.

General Manager [Signature] Date 1-16-24
 Purchaser _____ Date 1/17/2024
 Purchaser [Signature] Date _____
3A6520376DAD487

CONTRACT OPTIONS

Skirting Strong metal skirting		Appliances and Equipment <table border="1"> <thead> <tr> <th>Item</th> <th>Manufacturer</th> <th>Model</th> <th>Serial #</th> </tr> </thead> <tbody> <tr> <td>Furnace</td> <td>Factory select</td> <td>per signed spec</td> <td>_____</td> </tr> <tr> <td>Water Heater</td> <td>Factory select</td> <td>per signed spec</td> <td>_____</td> </tr> <tr> <td>Range</td> <td>Factory select</td> <td>per signed spec</td> <td>_____</td> </tr> <tr> <td>Refrigerator</td> <td>Factory select</td> <td>per signed spec</td> <td>_____</td> </tr> <tr> <td>Washer</td> <td>Not included</td> <td>_____</td> <td>_____</td> </tr> <tr> <td>Dryer</td> <td>Not included</td> <td>_____</td> <td>_____</td> </tr> <tr> <td>Dishwasher</td> <td>Factory select</td> <td>per signed spec</td> <td>_____</td> </tr> <tr> <td>Disposal</td> <td>Not included</td> <td>_____</td> <td>_____</td> </tr> <tr> <td>Fireplace</td> <td>Not included</td> <td>_____</td> <td>_____</td> </tr> </tbody> </table>	Item	Manufacturer	Model	Serial #	Furnace	Factory select	per signed spec	_____	Water Heater	Factory select	per signed spec	_____	Range	Factory select	per signed spec	_____	Refrigerator	Factory select	per signed spec	_____	Washer	Not included	_____	_____	Dryer	Not included	_____	_____	Dishwasher	Factory select	per signed spec	_____	Disposal	Not included	_____	_____	Fireplace	Not included	_____	_____
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Disposal	Not included		_____	_____																																						
Fireplace	Not included		_____	_____																																						
Decks Two sets of steps																																										
Foundation / Base Pad Base pad with proper drainage																																										
Electrical 100' max connection from pole/pedestal to home (meter not incl'd)	4888.00																																									
Septic / Sewer 100' max connection from city tap to meter (tap not incl'd)	3371.00																																									
Water Connection / Well 100' max connection from city meter to home (meter not incl'd)	3371.00																																									
Clearing / Grading Customer responsibility																																										
Driveway / Parking Pad Customer responsibility																																										
Land / Estimated Pay off Customer responsibility																																										
Other Items																																										
TOTAL	11630.00																																									

Trade-In: _____
 Make: _____ Model: _____ Year: _____
 Serial #: _____ Label/Decal #: _____
 Bedrooms #: _____ Size: _____
 Lien Holder: _____ Payoff Amount: _____

Trade-In debt to be paid by: Purchaser Seller

Purchaser is responsible for all past due TAXES.

NOTES AND OPTIONS INCLUDED:

- Red carpet/trim out, after utilities are on
- Delivered & set per manufacturer's guidelines
- Factory recommended AC installed
- Two sets of steps

TOTAL \$ -

***There are no verbal agreements - everything promised is on this contract.

Customer Initials _____

Home Serial numbers are not always available at the time the contract is signed. Therefore, I/We make the following choice by initialing below:

- _____ N/A serial number(s) is available
- _____ Resign contract when serial number(s) is assigned at factory
- _____ Titan has my authorization to hand write serial number(s) on the contract and mail me a copy

General Manager

Date 1-16-24

Purchaser's Signature

Date 1/17/2024

Purchaser's Signature

Date _____

Request for manufactured home installation for Nicole Henckel.

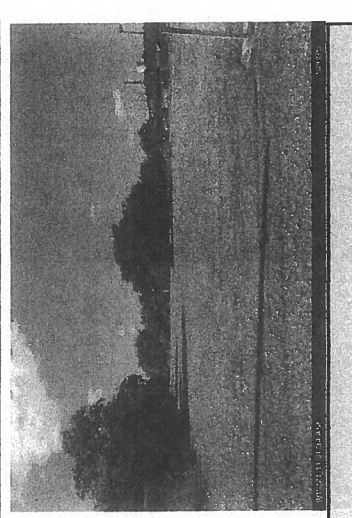
Legal description for 521 Cherry Street, Ranger, Texas 76470

Lots 3-4, Block 3, Rice Addition, City of Ranger, Eastland County.

ACCT: 20398-00010-00000-000000
PARCEL/TYPE: 52695/R
OWNER/SEQ: R43219/1
OWNER INT: 1.000000
RUTLEDGE RONNY
DISABLED VET: 0
CEILING YEAR:
CEILING TAX:
P O BOX 454
RANGER TX 76470
LOC CODE: 156
JUR CODE: 00
01
34
14
62
61
CAT CODE: C1
NEIGHBOR:
RD TYPE:
UTIL TYPE:
ECONOMIC:
ZONING: ROUTE CODE/ORDERFACC/1720
SEC ACCOUNT: 20398-00010-00000-000000
MTG:
AGENT:
APPR YEAR: 2022
APPR DATE: 09/15/2021
APPR NAME: Brad /
MAP:
GPS:

User Code 1: User Code 2: User Code 3: User Code 4: User Code 5: User Code 6:

REAL											AG													
SEQ	ACRES	SQ FT	FRNT FT	REAR FT	FRNT FT AVE	DEPTH	DEP %	CLASS	COST	EXTRA COST	% RD	% GD	EXTRA ADJ %	EXTRA VALU	MKT VAL	CLASS/CD	COST	EXTRA COST	TYPE	% GD	EXTRA ADJ %	EXTRA VALU	VALUE	CAT
1	0.1230	5350.00	50.00	50.00	50.00	107.00	1.00	FF	10.00	0.00	1.00	0.80	1.00	0	400	/	0.00	0		1.00	1.00	0	0	C
ACRES: 0.1230 ABST NUM: ABST/SUBDIV: RICE TRACT/LLOT: 3-4 BLOCK: 3											LAND HS: LAND NRS: 0 PROD MKT: 0 PROD (AG/TIM): 0 TOTAL LAND MKT: 400 IS VALUE OVERRIDDEN: N			LARGER TRACT: 0.0000 SIC CODE: IRR WELLS: IRR ACRES: CAPACITY: USE INCOME VALUE: N			TOTAL MKT: 400 TOTAL TAXABLE: 400 OWNER INT: 1.000000 OWNER VALUE: 400							



COMMENTARY (only shows 10 sequences)

SEQ	COMMENTARY	VALUE	UNIT
1			

NOTES

PREVIOUS OWNER

SEQ	PREVIOUS OWNER	DEED DATE	VOLUME	PAGE	FILE #
2	ROE BEN	01/16/2009	2646	126	
1	PINKSTON HATTIE	08/25/2006	2450	215	

Eastland CAD



2/11/2024, 1:42:26 PM

● Parcel Points

▭ Parcels

History Line

Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Esri Community Maps contributors, Map layer by Esri

This product is for informational purposes and is not prepared for, or be suitable for, legal, engineering, or surveying purposes. Information contained on this map is not warranted and the Appraisal District or Pritchard & Abbott, Inc. is not liable for any errors.

Eastland CAD



400 West Main St Ranger, TX 76470
(254) 647-3522 Phone (254) 647-1407 Fax
Terry Robinson- Mayor
Savannah Fortenberry – City Manager
Sommer Lee – City Secretary

Joe Sigler
Commissioner Place 1
Wendy Erwin
Commissioner Place 3

Commissioner Place 2
Commissioner Place 4

HUD-Code Manufactured Home Variance Form

Applicant Name: Nicole Henckel
Address: 521 Cherry St. Ranger TX 76470

I, Nicole Henckel, understand the requirements of any/all property restrictions for the area in which the HUD-code manufactured home will be placed as addressed above.

I, Nicole Henckel, agree and understand the HUD-code manufactured home will comply with all provisions set out in Section 10 of Ordinance No. 2022-06-13-I,

Nicole Henckel
Applicant's Signature

02.22.24
Date

CONTENTS:

1. COVER SHEET
2. LITERATURE PLAN
3. ELEVATIONS
4. DROP SHEET
5. FOUNDATION PIER
6. PFS STAMPED PRINTS


CHAMPION

501 S. BURLISON BLVD. BURLISON, TX 76628

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TITLE	COVER SHEET (HUD FHA PACKAGE)
MODEL	RM2848B-2848H32170 48'-0" x 28'-0"
DATE	10-13-23
SCALE	
DRAWN BY	Haryk Perz
REVISED	
	REVISIONS
SHEET NO	CP-101
PAGE	



RM2848B-2848H32170
 3 BEDROOM 2 BATH
 48'-0" x 26'-8"
 1280 SQ. FT. TOTAL

CHAMPION
HOME BUILDERS
 755 W. BIG BEAVER ROAD, SUITE 1000 TROY, MI 48064
 PHONE: 746-414-8200

MODIFICATIONS

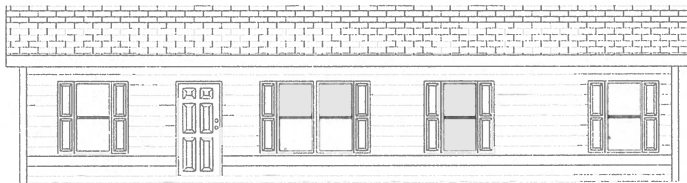
PROJECT
RM2848B-2848H32170
 48'-0" x 26'-8"
 3 BD 2 BT
 DRAWN BY: HENRY PEREZ
 DATE: 10-13-23
 SCALE: 3/16" = 1'-0"

TITLE: **LITERATURE PLAN**
 FILENAME: RM2848B-2848H32170

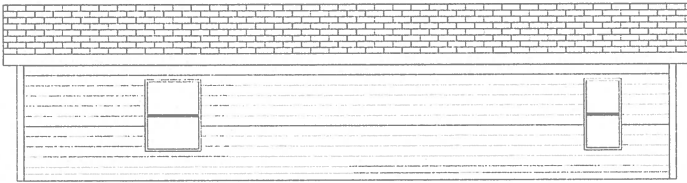
SHEET: **L-101**

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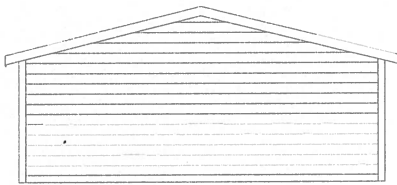
FRONT
ELEVATION



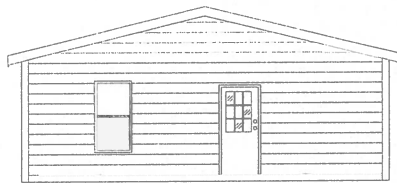
REAR
ELEVATION



LEFT
ELEVATION



RIGHT
ELEVATION

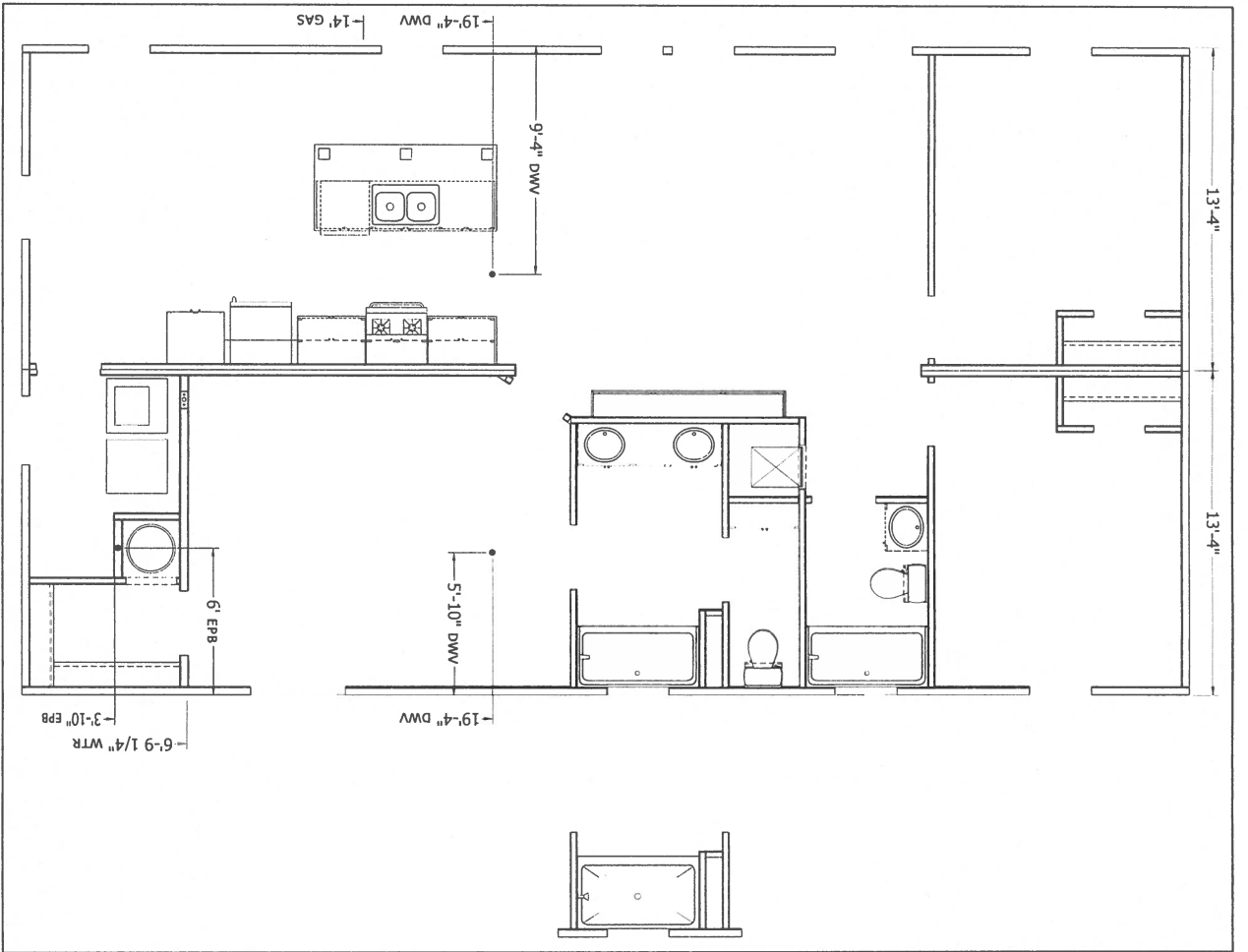


CHAMPION

501 S. BURGESS BLVD. BURLESON, TX 76828

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TITLE	
ELEVATION PLAN	
MODEL	
RM2848B-2848H32170	
DATE 10-13-23	
SCALE NOT TO SCALE	
DRAWN BY Heryk Peter	
REVISED	
REVISIONS	
SHEET NO	
EV-101	
PAGE	



<p> CHAMPION <small>501 S. BURELSON BLVD., BURELSON, TX 75028</small> </p>	<p> <small> ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS IN PARENTHESES ARE IN METERS. DIMENSIONS IN METERS ARE APPROXIMATE. DIMENSIONS IN FEET AND INCHES ARE EXACT. DIMENSIONS IN FEET AND INCHES ARE TO CENTER UNLESS OTHERWISE NOTED. DIMENSIONS IN FEET AND INCHES ARE TO FACE UNLESS OTHERWISE NOTED. DIMENSIONS IN FEET AND INCHES ARE TO CENTER UNLESS OTHERWISE NOTED. DIMENSIONS IN FEET AND INCHES ARE TO FACE UNLESS OTHERWISE NOTED. DIMENSIONS IN FEET AND INCHES ARE TO CENTER UNLESS OTHERWISE NOTED. DIMENSIONS IN FEET AND INCHES ARE TO FACE UNLESS OTHERWISE NOTED. </small> </p>	<p> SERVICE DROPS MODEL: RM2848B-2848H32170 DATE: 10-13-23 SCALE: NOT TO SCALE DRAWN BY: HYPE PRIZ REVISIONS: SHEET NO. S-101 PAGE </p>
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FOUNDATION PLAN IS FOR GENERIC REFERENCE ONLY. SPECIFIC FOUNDATION DESIGN MUST CONSIDER ACTUAL SITE CONDITIONS AND BE PERFORMED BY LOCAL REGISTERED ARCHITECT OR ENGINEER. ALL ASPECTS OF FOUNDATION SUPPORT ARE TO BE PERFORMED ON SITE BY OTHERS UNDER REQUIREMENTS AND JURISDICTION OF LOCAL BUILDING OFFICIALS. ** IF FLOOR PLAN HAS BEEN MIRRORED IN ANY MANNER, THIS ORIENTATION MAY NOT APPLY.

ALTERNATE FOUNDATION DESIGNS SUCH AS PIER FOUNDATIONS MUST BE PERFORMED BY A LOCAL DESIGN PROFESSIONAL AND MUST ACCOMMODATE GRAVITY REACTIONS AS WELL AS REACTIONS FROM BUILDING MAIN WIND FORCE RESISTING SYSTEM.

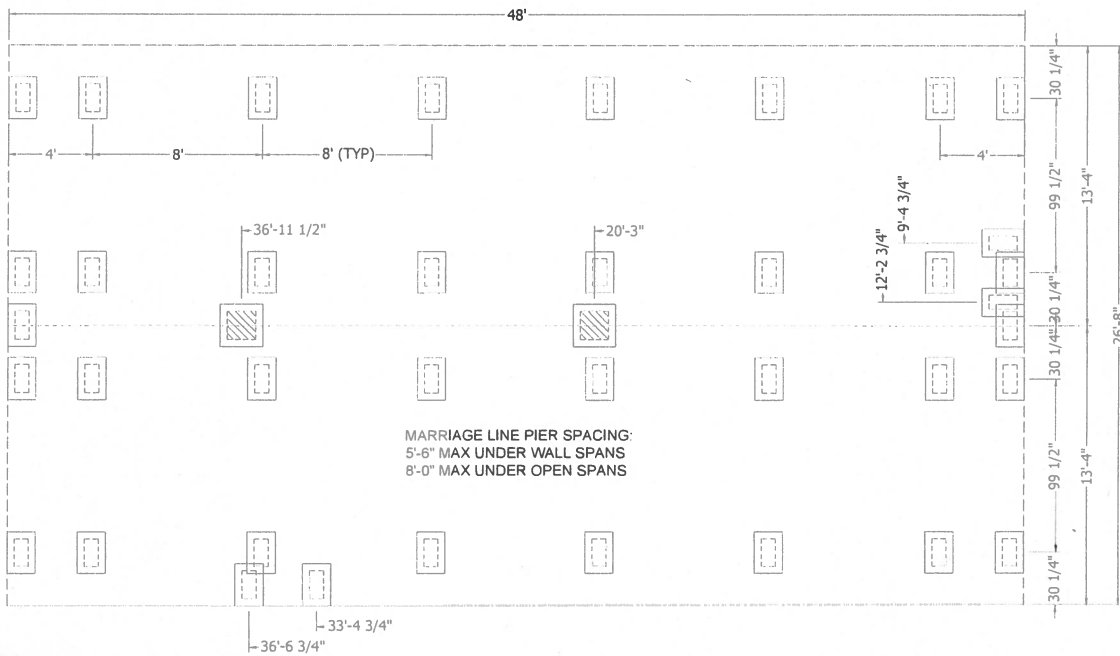
GROUND MUST SLOPE TO DRAIN WATER AWAY FROM HOUSE 1/2" (MIN.) PER FOOT. IF WALLS ARE BUILT AROUND PERIMETER UNDER PORCH, WALLS AND GRADING MUST ASSURE SURFACE WATER DRAINAGE FROM UNDER PORCH.



PIERS AT MATING LINE UNDER COLUMNS THAT SUPPORT ROOF MATING BEAMS



PIERS AT MATING LINE AND SUPPORTING STEEL FRAME



CHAMPION
HOME BUILDERS

755 W. 800 BEAVER ROAD, SUITE 1000 TROY, MI 48064
PHONE: 248-614-8200

MODIFICATIONS

PROJECT:
RM2848B-2848H32170
48'-0" x 26'-8"
3 BD 2 BT
DRAWN BY: TRAVIS PEREZ
DATE: 10-13-23
SCALE: 3/16" = 1'-0"

FILE:
PIER FOUNDATION PLAN
FILENAME: RM2848B-2848H32170

SHEET: PR-101

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521 Cherry Street
HUD-Code Manufactured Home
500 Feet

Legend
🏠 521 Cherry Street

N32°28'32.16"

521 Cherry Street

W 98°40'59.52"

521 Cherry St

Google Earth

Image © 2024 Airbus

Ranger Care Center

Gary's Automotive

Cypress St

N Hodges St

Duffer St

M Marston St

Walnut St

N Hodges St

Walnut St

N Sue Ave

400 ft

