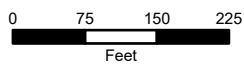




816 Gallant Fox Trail Aerial



10/27/2021



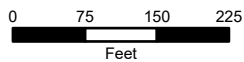
DISCLAIMER
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816 Gallant Fox Trail Zoning Map



10/27/2021



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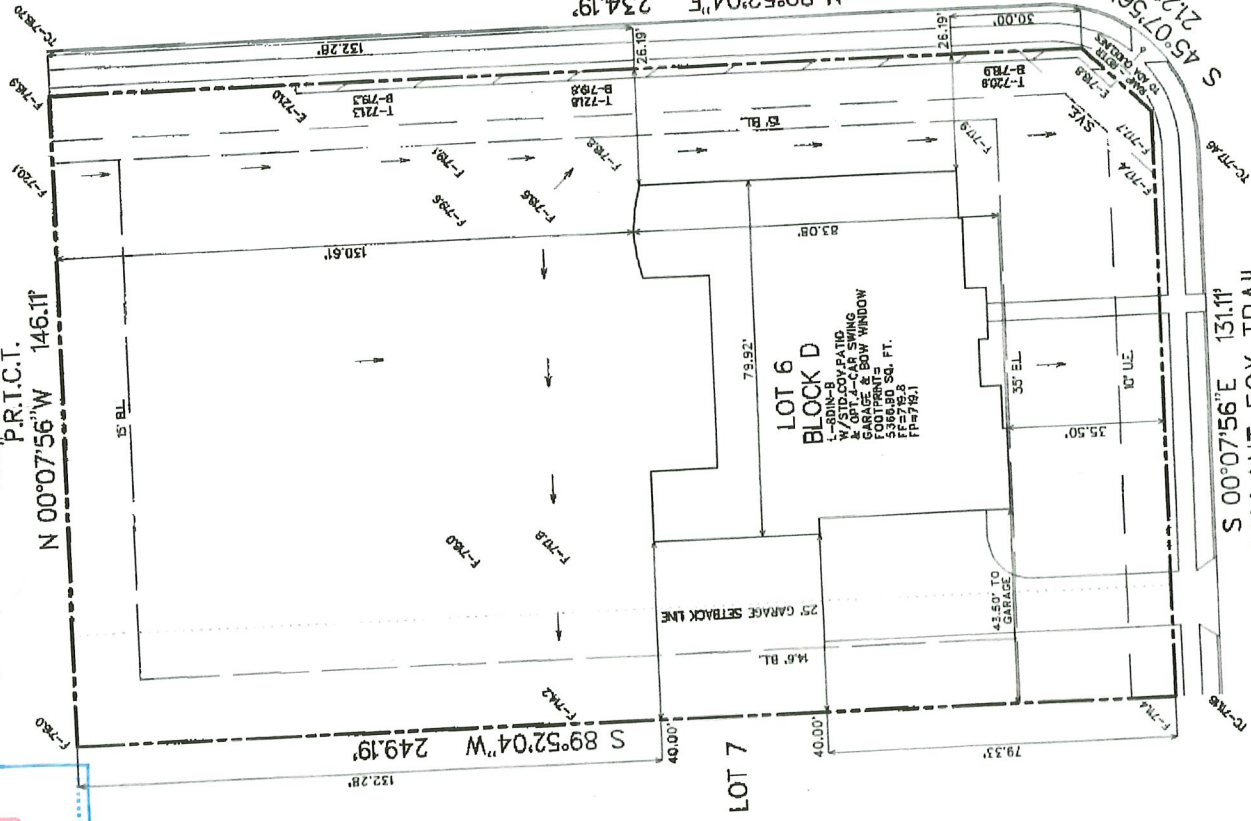
PLOT PLAN

816 GALLANT FOX TRAIL, KELLER, Texas, Lot No. 6 Block No. D,
 FINAL PLAT OF GEAN ESTATES PHASE 2
 City Block No. _____, of _____ County, Texas, according to the _____ FINAL PLAT
 an addition to the City of KELLER, TARRANT County, Texas, recorded in _____ TARRANT County, Texas,
 recorded in _____, of the MAP/PLAT Records, _____

RECEIVED
SEP 15 RECD
 BY: *PP*

GEAN ESTATES, PHASE 1
 C.C.#D215158452
 P.R.T.C.T.

N 00°07'56"W 146.11'



S 89°52'04"W 249.19'
 S 89°52'04"E 234.19'
 SIR BARTON TRAIL
 50' RIGHT-OF-WAY

S 00°07'56"E 131.11'
 GALLANT FOX TRAIL
 50' RIGHT-OF-WAY

- LEGEND.**
- FF= FINISHED FLOOR
 - FP= FINISHED PAD
 - BL= BUILDING LINE
 - U.E.= UTILITY EASEMENT
 - T= TOP OF WALL
 - B= BOTTOM OF WALL
 - E= END OF WALL
 - = GRADE ARROW
 - +—= FENCE
 - +—= TOP OF CURB
 - +—= RETAINING WALL

PLAN #: 801N-B
 LEFT W/STD.
 COV.PATIO
 & OPT. BOW
 WINDOW & 4 CAR
 SWING IN GARAGE
 09/15/2020

Date: _____
 Job No.: LEN 58853
 G.F. No.: NA
 Scale: 1" = 40'
 Drawn By: PG

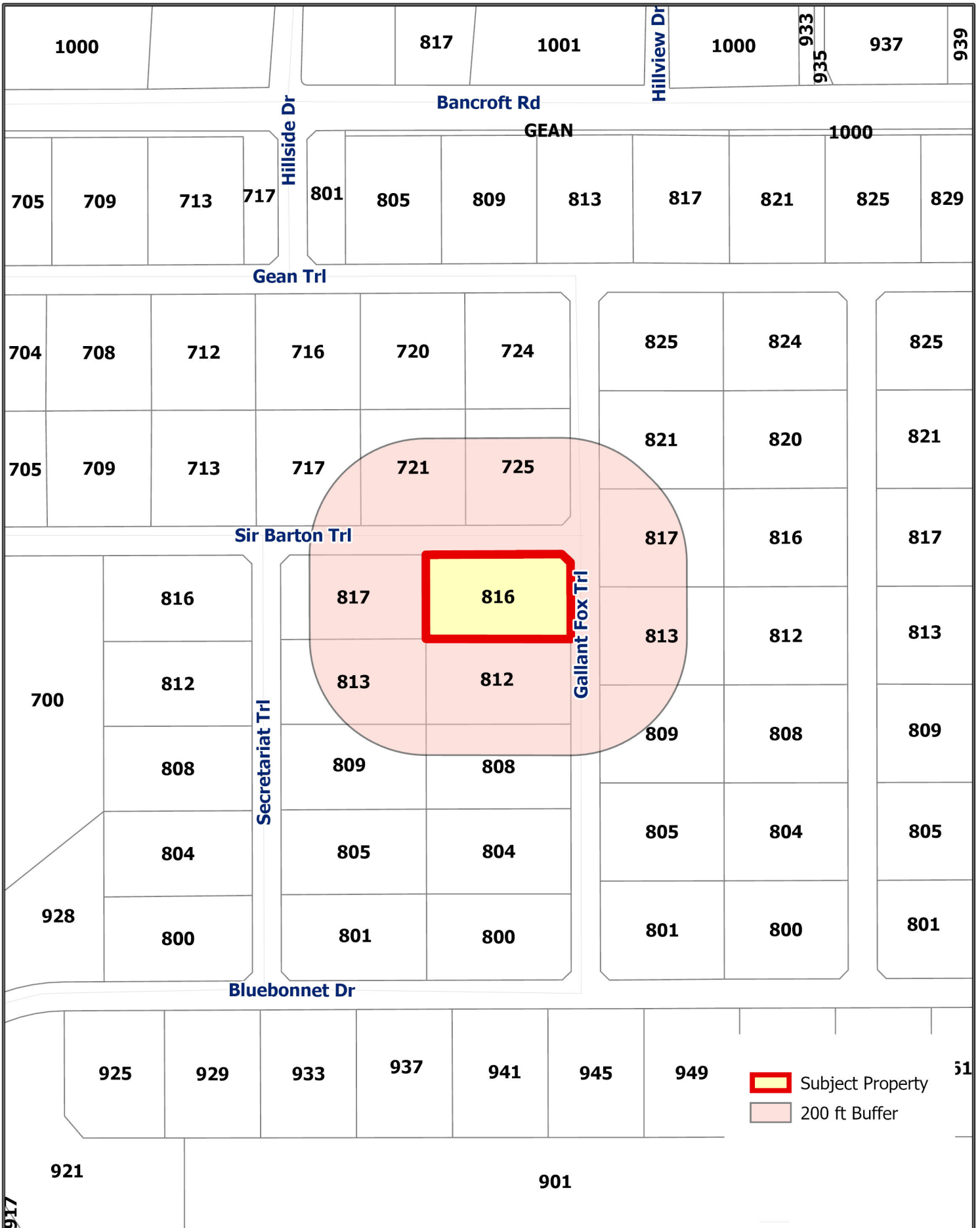
NOTE
 PER CITY ZONING REQUIREMENTS,
 GARAGE SETBACK MUST BE
 25' FROM FACE OF GARAGE
 TO SIDE PROPERTY LINE

LOT AREA: 36297.20 SQ. FT.
 LOT COVERAGE: 14.79
 SOD AREA: 3440.70 SQ. YD.
 FRONT: 1720.70 SQ. YD.
 BACK: 1720.00 SQ. YD.
 FLATWORK AREA: 3493.10 SQ. FT.
 CITY WALK/APPROACH: 127.60 SQ. FT.
 DRIVE/WALK: 2225.50 SQ. FT.
 FENCE LENGTH: X
 6' WOODEN FENCE
 ALL VALUES SHOWN IN THIS CHART
 ARE APPROXIMATE AND SHOULD BE
 USED AS A GUIDELINE

NOTES
 1. ALL TIES MUST BE FIELD CHECKED
 2. HOUSE DRAWN FROM FOUNDATION PLAN
 ONLY CHECK OVERALL DIMENSIONS.
 3. DO NOT BUILD IN ESMT'S WITHOUT
 SPECIFIC INSTRUCTIONS.
 4. ALL ELEVATIONS PROPOSED OR
 OTHERWISE BY GRADING PLAN DATED
 5/17/16

5. THIS PLOT PLAN IS NOT A SUBSTITUTE
 FOR A LOT GRADING PLAN. CONTRACTOR
 SHOULD FOLLOW SUBDIVISION GRADING
 PLAN.
 6. FINISHED FLOOR 0.7' ABOVE FINISHED PAD
 PER LOT ON GRADING PLAN ARE AS SEEN
 FOR LOT ON GRADING PLAN
 7. IMPROVEMENTS ARE SHOWN FOR
 GRAPHICAL PURPOSES AND HAVE NOT
 BEEN FIELD VERIFIED.

Benchmark Group
 of Texas, Inc.
 899 Presidential Dr., Suite 110 Richardson, Texas 75081
 (972) 880-3037 FAX 880-3052
 LAND SURVEYORS - LICENSE NO. 048270



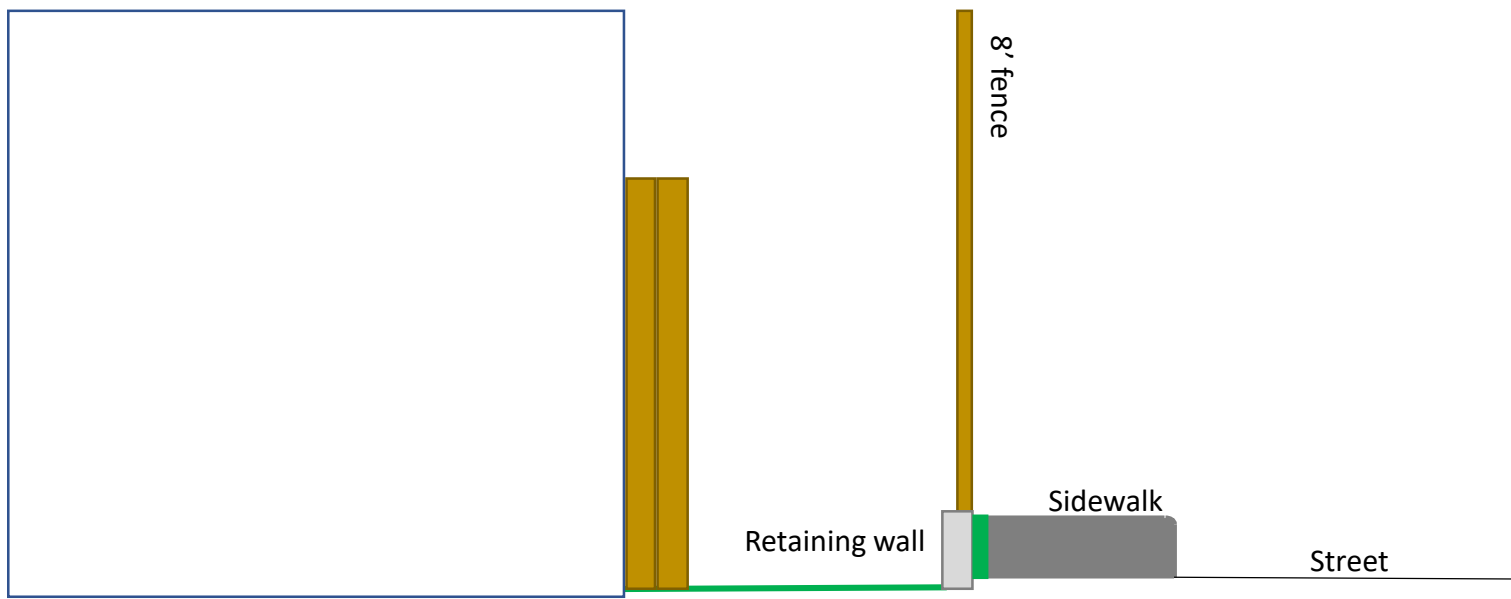
816 Gallant Fox Trail

Updated 10/20/2021

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Not to scale