

Attention

City of Keller Department of Planning and Development,

MNC Builders proposes to build a new 36' X 48' X 12' wall Metal Building for Mr. and Mrs. Barnhart, homeowners, to accommodate the need to stable their privately owned horses.

The building will be placed on a newly poured concrete slab and erected with a metal frame and R-Panel roof and walls with a three-foot wainscot on the exterior walls to complement the existing home's design and architecture.

The total covered area for the building will be 1728 square feet with 3 - 12'x12' stables, tack and feed room, and a wash bay. There will be 10' lean-tos on the south and east sides of the stable building.

The building will be 36'x48'x12' with 5/12 roof pitch and ridge height of 19'-06".

For any other questions or concerns please contact me, Mario Carrillo, at 817-825-3387, or via email at [REDACTED]

Mario Carrillo

MNC Builders

817-825-3387

Attention

City of Keller, Planning and Building

My name is Wes Barnhart and I reside at 1753 Florence Rd, Keller, TX 76262. I have contracted with MNC Builders to build an accessory building on our property of 36 x 48 slab under roof. The floor layout is generally open space consisting of approx 1,152 sq ft of the area. Additionally there are three enclosed stalls for horses of 144 sq ft each (432 sq ft) and one enclosed storage room of 144 square feet. Equine use is strictly and only for my personal horses, and typically only in use part of each year.

I have had a barn on the property for the past 10 years, built in 2014 and my personal horses have resided here. I tore down that barn in spring of 2024 with the intent of replacing it with a nicer structure.

I have never had any other horse here other than my own, and have no desire to rent or allow other animals on my property and will only have my horses here.

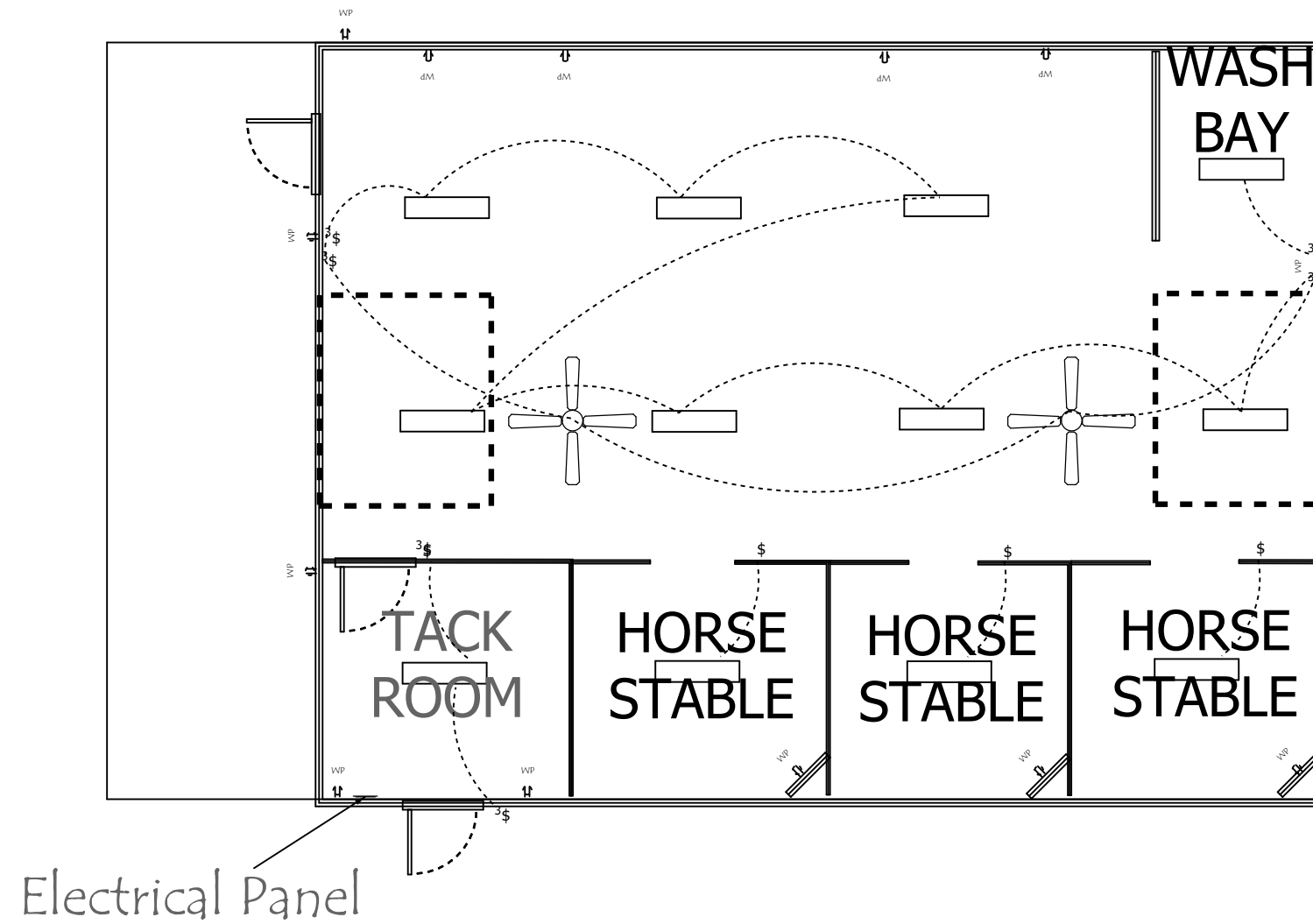
Should you have any questions, I can be reached at 970 880 2214 or email of [REDACTED]

Thank You

Wes Barnhart



Mario Carrillo



Electrical Plan

Scale: 1/8" : 1'

1
E01

Scale: 1/8" = 1 ft



8778319, 11/19/2024

Building Type

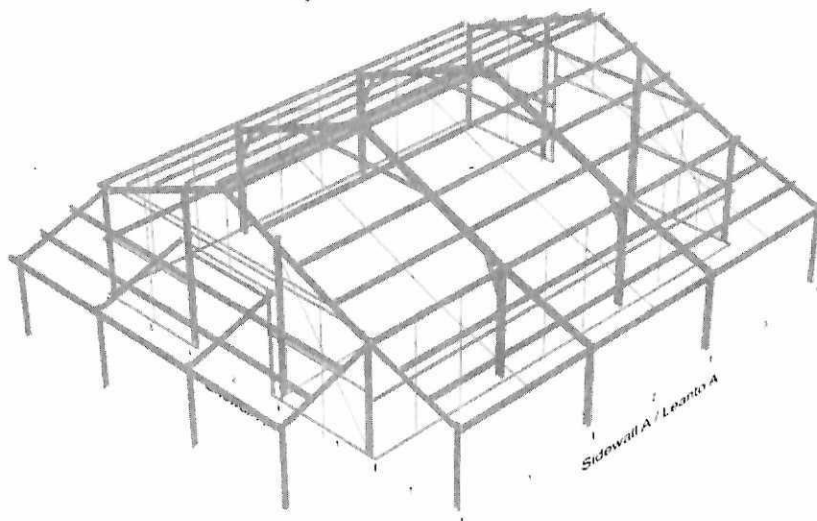
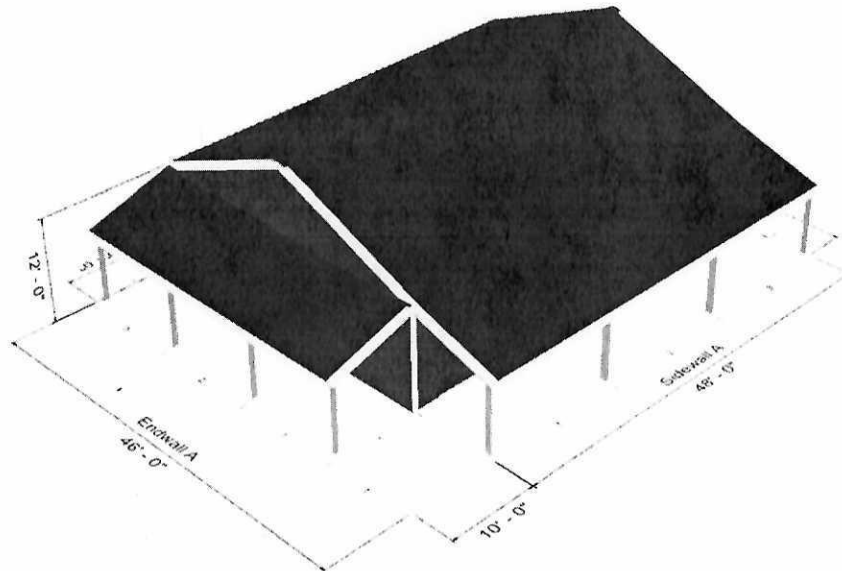
36' - 0" wide x 48' - 0" long x 12' - 0" high building with roof pitch of 5:12. Leanto with span of 10' - 0" and eave height of 8' - 8" exists in 3 bays. Leanto with span of 10' - 0" and eave height of 8' - 8" exists in 3 bays

Building Options

(2) Roll up door openings
Roof finish: 26G painted
Wall finish: 26G painted

Stamped Engineering Plans

Slab foundation plans included
5 psf ground snow load
106 mph wind speed,
Exposure 'C'
2021 IBC



Scale 1" = 30'

VOL. 12761, PG. 566
D.R.T.C.T.

(DEED CALL N89°16'00"E)
N89°12'21"E 520.10

LOT 1R, BLOCK A
ANDERSON ADDITION
CAB. A, SLIDE 7941
P.R.T.C.T.

COUNTY CLERKS
NO. D205161795
D.R.T.C.T.

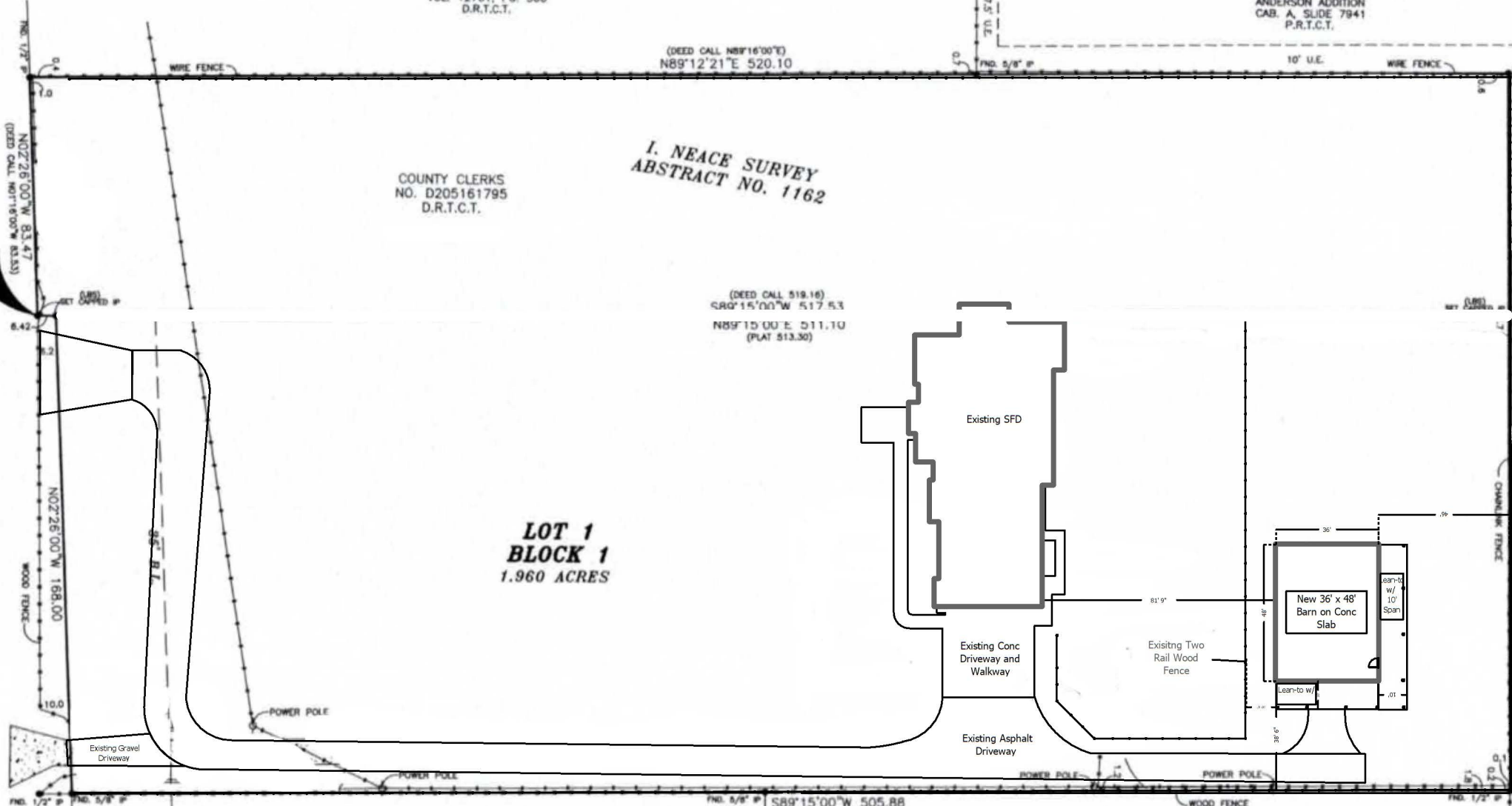
I. NEACE SURVEY
ABSTRACT NO. 1162

(DEED CALL 519.16)
S89°15'00"W 517.53
N89°15'00"E 511.10
(PLAT 513.30)

LOT 1, BLOCK 1
GREER PLACE
CAB. B, SLIDE 916
P.R.T.C.T.

LOT 1
BLOCK 1
1.960 ACRES

POINT OF BEGINNING
N02°25'00"W 83.47
(DEED CALL N01°16'00"W 83.53)
OR S.O.R. - ASPHALT PAVING
1753 FLORENCE ROAD



LOT 1, BLOCK 1
LELAND WILLIAMS ADDITION
VOL. 388-194, PG. 45
P.R.T.C.T.

COUNTY CLERKS
NO. D207121701
D.R.T.C.T.

LOT 1, BLOCK 1, CHATHAM ADDITION, AN ADDITION TO THE CITY OF KELLER, TARRANT COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 388-185, PAGE 72, PLAT RECORDS, TARRANT COUNTY, TEXAS

AND A TRACT OF LAND OUT OF THE I. NEACE SURVEY, ABSTRACT NO. 1162, TARRANT COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN COUNTY CLERKS NO. D205161795, DEED RECORDS, TARRANT COUNTY, TEXAS, AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT CAPPED IRON PIN SET IN THE EAST LINE OF FLORENCE ROAD FOR THE SOUTHWEST CORNER OF TRACT BEING DESCRIBED, SAID POINT BY DEED BEING THE SOUTHWEST CORNER OF A TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 12761, PAGE 66, DEED RECORDS, TARRANT COUNTY, TEXAS, AND SAID POINT BEING LOCATED 8.42 FEET SOUTH 89 DEGREES 15 MINUTES 00 SECONDS WEST FROM THE NORTHWEST CORNER OF LOT 1, BLOCK 1, CHATHAM ADDITION, AN ADDITION TO THE CITY OF KELLER, TARRANT COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 388-185, PAGE 72, PLAT RECORDS, TARRANT COUNTY, TEXAS;

THENCE NORTH 02 DEGREES 26 MINUTES 00 SECONDS WEST 83.47 FEET (DEED CALL NORTH 01 DEGREES 16 MINUTES 00 SECONDS WEST 83.47 FEET) ALONG THE EAST LINE OF SAID FLORENCE ROAD TO 1/2" IRON PIN FOUND FOR THE NORTHWEST CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING THE SOUTHWEST CORNER OF A TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 12761, PAGE 566, DEED RECORDS, TARRANT COUNTY, TEXAS;

THENCE NORTH 89 DEGREES 12 MINUTES 21 SECONDS EAST 520.10 FEET (DEED CALL NORTH 89 DEGREES 16 MINUTES 00 SECONDS EAST) ALONG THE SOUTH LINE OF SAID TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 12761, PAGE 566 AND LOT 1R, BLOCK A, ANDERSON ADDITION, AN ADDITION TO THE CITY OF KELLER, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN CABINET A, SLIDE 7941, PLAT RECORDS, TARRANT COUNTY, TEXAS, TO A 5/8" IRON PIN FOUND FOR THE NORTHEAST CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING THE NORTHWEST CORNER OF LOT 1, BLOCK 1, GREER PLACE, AN ADDITION TO THE CITY OF KELLER, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN CABINET B, SLIDE 916, PLAT RECORDS, TARRANT COUNTY, TEXAS;

THENCE SOUTH 00 DEGREES 39 MINUTES 52 SECONDS EAST 83.83 FEET (DEED CALL SOUTH 00 DEGREES 41 MINUTES 00 SECONDS EAST 83.38 FEET) ALONG THE WEST LINE OF SAID LOT 1, BLOCK 1, GREER PLACE TO A CAPPED IRON PIN SET FOR THE SOUTHEAST CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1, CHATHAM ADDITION;

THENCE SOUTH 89 DEGREES 15 MINUTES 00 SECONDS WEST 517.53 FEET (DEED CALL 519.16 FEET) ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 1, CHATHAM ADDITION TO THE POINT OF BEGINNING AND CONTAINING 0.996 ACRES OF LAND, MORE OR LESS

ORIGINAL COPIES ARE
SIGNED & SEALED
IN BLUE

LAWYERS TITLE COMPANY OF FILE NO. L12059-2059001429

I, CHARLES B. HOOKS, JR., R.P.L.S. HEREBY CERTIFY TO BANK OF THE WEST, WESLEY G. BARNHART AND JANICE C. BARNHART AND LAWYER TITLE COMPANY THAT THIS SURVEY WAS MADE ON THE SPONSORING UNDER MY SUPERVISION AND CORRECTLY SHOWS THE BOUNDARY LINE, DIMENSIONS AND AREA OF THE LAND INDICATED THEREON, THE LOCATION OF ALL IMPROVEMENTS, THE LOCATION OF ALL ALLEYS, STREETS, RIGHT-OF-WAY, EASEMENTS AND OTHER MATTERS OF RECORD WHICH AFFECT THE PROPERTY. THE UNDERSIGNED FURTHER CERTIFIES THAT THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, ENCROACHMENTS OR RIGHT-OF-WAYS EXCEPT AS SHOWN HEREON.

ACCORDING TO FEMA MAP NO. 484820000K, ZONE X, DATED 8-23-09 THE ABOVE LOT DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AT THIS TIME.

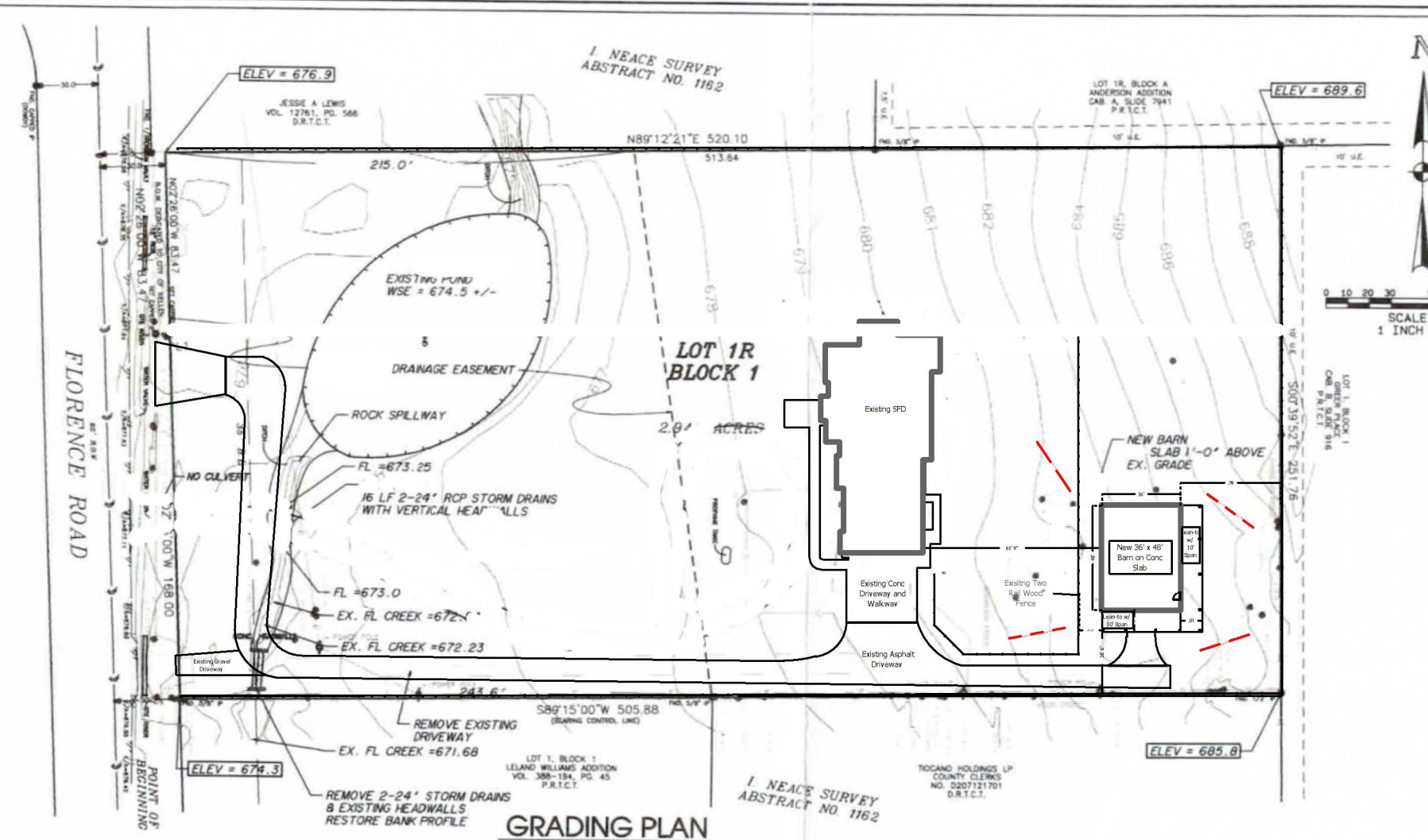
LEGEND:

●	IRON PIN
○	IRON PIPE
△	BOIS D'ARC STAKE
□	CONCRETE MONUMENT
---	FENCE
—P—	POWER LINE
—T—	TELEPHONE LINE
—C—	CABLE TELEVISION
▭	CONCRETE PAVING
▨	ASPHALT PAVING



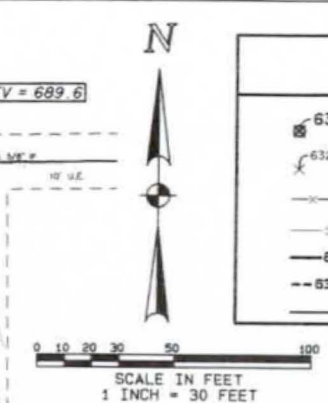
LOYD BRANSOM SURVEYORS INC.
 CHARLES B. HOOKS, JR.
 REGISTERED PROFESSIONAL LAND SURVEYOR
 1028 NORTH SYLVANIA AVENUE
 FT. WORTH, TEXAS 76111
 (817) 834-3477

Charles B. Hooks, Jr.



LEGEND

- 632.40 PROPOSED SPOT GRADE
- 632.13 EXISTING SPOT GRADE
- EXISTING FENCE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED HALF CONTOUR
- FLOW DIRECTION



DETERMINATION OF 100 YR WSE

THE 2-24" STORM DRAINS WERE DISCOUNTED FROM THE DRAINAGE ANALYSIS AND THE DRIVEWAY WAS ANALYZED AS A BROAD-CRESTED WEIR WITH THE FOLLOWING PROPERTIES:

COMPUTED DISCHARGE = 620 CFS (SEE DRAINAGE COMPUTATIONS BELOW)

WEIR BREADTH = 12 FT (DRIVEWAY WIDTH), WEIR COEFFICIENT $c = 2.64$ WIDTH, $L = 70$ FT AT ELEVATION 675.0

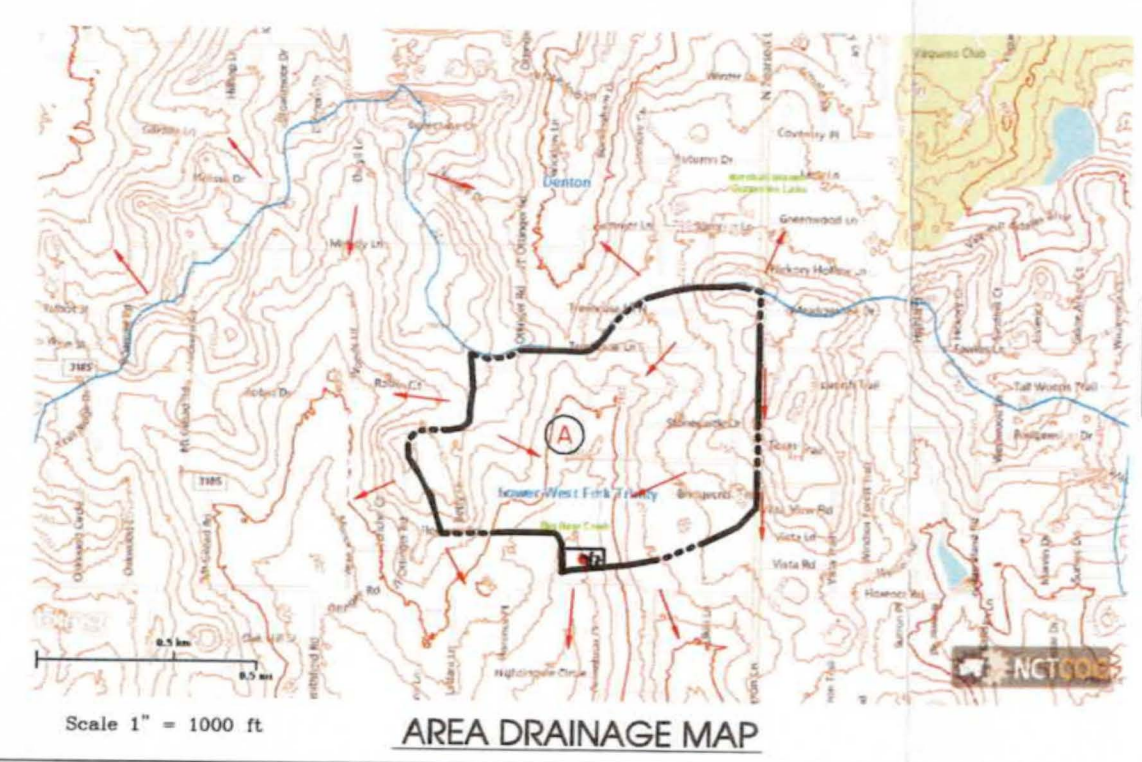
$$Q = cLH^{3/2}$$

$$620 = 2.64 * 70 * H^{3/2}$$

$H = 2.25$ FT

100 YR WSE = 677.25 (Drainage easement delineated to this elevation)

Proposed Minimum Finished Floor = 680.00



LEGEND

- DRAINAGE AREA DESIGNATION
- DRAINAGE DIVIDE
- EXISTING CONTOUR
- FLOW DIRECTION

DRAINAGE COMPUTATIONS								COMMENTS
AREA	AREA (acres)	"C" FACTOR	T _c (min)	I ₂₅ (in/hr)	Q ₂₅ (cfs)	I ₁₀₀ (in/hr)	Q ₁₀₀ (cfs)	
A	235.00	0.40	30	5.4	507.8	8.6	620.4	DRAINAGE BASIN DRAINING TO POND ON THIS LOT

OWNED BY:
 Wesley Barnhart
 1753 Florence Rd.
 Keller Tx 76262-8923
 Tel. 817.269.1750

PREPARED BY:

KELLIE
ENGINEERING, INC.

Edward T. Kellie, PE
 PO BOX 471698
 FORT WORTH, TX 76147
 TEL: 817.379.1225
 FAX: 817.704.4458
 FIRM NO. F-7585



GRADING PLAN & DRAINAGE STUDY
 FOR
 1753 FLORENCE RD.
 LOT 1, BLOCK 1
 CHATHAM ADDITION
 SITUATED IN THE
 CITY OF KELLER, TARRANT COUNTY, TEXAS
 Issued: January 2, 2013