

Specific Use Permit Amendment Request: Hive Riot Honey Company

November 2024

Dear Planning and Zoning Commission / Keller City Council,

We request your assistance in amending the permit for our barn-replacement project. Our honey farm is located at 8910 Indian Knoll Trail. We received our SUP for the project back in 2022 and have since been saving up funds and preparing to complete the barn replacement. We're running into some hardships due to the nature of the land and are thus requesting a variance that will mitigate these challenges.

Here is an overview of the situation:

- Due to the natural topography of the land, building our replacement barn at the back of the property (where it is currently approved) would cause drainage problems with our neighbors on Spyglass Ct. Significant runoff flows down the slope where the barn is currently planned in our SUP. Since getting our SUP approved, we've discovered this runoff is a larger problem than anticipated. We are in touch with our Spyglass neighbors and mitigating this runoff issue will be well received.
- Building on the sloping ground at the currently approved location would require approximately \$210,000 of additional cost due to the grading, driveways, french drains, etc. This would be a significant hardship to a small farm like ours. We can avoid this cost and more importantly, create a better result for our neighbors and the City of Keller, by moving the barn location.
- We'd like to preserve all trees on the property, and the current approved location on the SUP would require tree removal.
- The currently approved location would also block the views of our neighbors of the open land. When we bought the property from Mrs. Aline Benner (9008 Indian Knoll Trail), we committed to being a good neighbor and preserving her views if possible. We'd really like to keep this promise.

To mitigate the hardships listed above while still keeping in harmony with our SF-36 Zoning District, we request a variance that will allow us to place our replacement barn on the flat ground closer to the front of the property. This is where one of the old barns is located that we will be replacing.

We feel that a variance in this case is consistent with the intent of Zoning District SF-36 to preserve open space and trees and disturb the land as little as possible. The ideal location of our new barn will have a setback of 48 feet—well in excess of the 35-foot setback required for other types of buildings in our zoning district.

We thank you for your service to the City of Keller and look forward to answering your questions regarding this project.

Best Regards,

Matthew & Erin Burton

Appendix: Original SUP application highlights from 2022

Project Overview:

- **Subject Property:** 5.09 acres of agricultural exempt land located at 8910 Indian Knoll Trail
- **Zoning:** Low Density SF-36. Our project is consistent with the zoning guidelines for SF-36: "intended to promote and encourage a suitable environment for family life on large parcels of land used for agricultural purposes and single-family homes. This District is intended to encourage more open space, permeable surfaces, and greater setbacks with characteristics of semi-rural areas."
- **Proposed use:** No change. This is a continuation of agricultural use per Section 8.10 A. 8 of the Keller UDC.
- **Existing structures to be removed:** 2 metal barns [See survey of existing conditions.] When these barns were constructed is unknown. We performed ad hoc structural repairs to these buildings in 2020 but they are both in disrepair and need to be replaced.
- **New structure added:** 1 wooden post and beam "monitor-style" barn. Exterior finishes will include wood and stone, rustic doors and accessories, and other aesthetics consistent with classic Texas farm/ranch architecture. We are willing to invest considerably to make this a high-quality structure well in excess of the minimum requirements outlined in the Keller UDC Section 8.06 A 1 e 5 "The use of exposed metal exterior walls and finishes shall be allowed only for barns and agricultural structures in the SF-36 zoning district."
- **Barn height:** two stories. Only the center section is raised per style of "monitor barn"
- **Farm Accessories:** We may also install an agricultural style windmill and silo to house pump equipment for a new well. This will be designed to the highest rural Texas aesthetic standards consistent with the intent of SF-36.
- **Entrances:** Existing gravel ingress and egress to Indian Knoll Trail will be preserved.
- **Parking:** No impact on traffic or parking. Our farm is not open to the public. There will be no retail store or retail visitors to the farm per the development code. We will meet the requirements of Keller UDC Section 8.03 C. 1. c. "Farms, barns, livestock, nurseries, greenhouses, or gardens, limited to the propagation and cultivation of plants, provided no retail business is conducted on the premises except as provided under home occupation (see definition for Home Occupation)."
- **Land history:** We purchased this agricultural property from our neighbor and long-time Keller resident, Aline Benner, in the Spring of 2019. In choosing the buyer for her legacy property, Mrs. Benner met with us several times to ensure that our vision for the land aligned with hers and that of her neighbors, namely continued agricultural use and the "country feel" of Indian Knoll Trail.
 - After closing on the property and replatting, we moved our beehives onto our 5.09 acres and began operations as an organic honey farm. My husband Matthew grew up raising bees with his father and was excited to get started again here in Keller. We started by seeding the property with a native Texas wildflower mix and selectively mowing to encourage the growth of flowering plants for bees rather than pasture grasses more suitable for livestock. Our conversion to bee forage rather than horse pasture has also allowed the blackberries to thrive. We now harvest blackberries in the Spring and honey in the Fall. The deep freeze of February 2021 killed off over half our hives, but we have since rebuilt the colonies and are well positioned for a

strong honey harvest in 2022! For more information on our farm, please visit www.hiveriothoney.com

- We feel our current use and future plans for the property not only honor the Benner legacy and our neighbors' desires, but also align with the vision outlined in the Keller City Future Land Use Plan published April 2021. The FLUP indicates the community's desire to retain its "small-town charm and agricultural feel" [pg. 30], and our farm does just that.
- Business highlights: Suburban beekeeping is also an essential part of sustainable agriculture. Our bees forage among the clovers, wildflowers, and gardens in Keller and the surrounding communities, pollinating vegetables and trees for our neighbors as they go.
 - Honey demand has increased dramatically in the US since 1990, while domestic production has decreased. Monoculture in industrial farming has also weakened domestic honeybee populations. The variety of forage available in a suburban environment produces resilient bee colonies. The US Dept of Agriculture has declared: "now is the critical time for efforts to support honeybee populations."
 - Locally sourced, natural honey also has been reported to reduce the symptoms of seasonal allergies. Some of our Keller neighbors buy our honey specifically for this purpose.
 - Innovative cities like Keller have the opportunity to be on the cutting edge of sustainable, suburban beekeeping! [See <https://sustainablecitycode.org/brief/ bees-in-urban-and-suburban-districts/>]

Best Regards,

Erin Burton

GENERAL NOTES AND RECOMMENDATIONS

1. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND JOB SITE CONDITIONS BEFORE COMMENCING WORK AND SHALL REPORT ANY DISCREPANCIES TO TIMBERLYNE.

2. THESE DRAWINGS PROVIDE SUGGESTED DESIGNS AND MATERIALS ONLY AND ARE NOT PRODUCED BY AN ARCHITECT OR ENGINEERING FIRM. ADDITIONAL PROFESSIONAL SERVICES MAY BE REQUIRED TO TAILOR THIS PLAN TO YOUR SITUATION. BECAUSE LOCAL CODES VARY WE SUGGEST YOU TAKE THESE PLANS TO YOUR LOCAL INSPECTOR TO MAKE SURE THEY SATISFY STATE OR LOCAL BUILDING CODES/REGULATIONS, THE PROJECT'S STRUCTURAL REQUIREMENTS, AND/OR EXISTING CONDITIONS SPECIFIC TO THE SITE. IN THE EVENT OF A CONFLICT BETWEEN SPECIFICATIONS CONTAINED WITHIN THIS SET OF PLANS AND APPLICABLE CODES OR REGULATIONS IN YOUR AREA, WE RECOMMEND THAT THE MORE STRINGENT PROVISION BE FOLLOWED DURING CONSTRUCTION. VARIATIONS REQUIRED BY LOCAL BUILDING OFFICIALS SHALL NOT BE BINDING ON THE DESIGNER OR TIMBERLYNE.

3. EVERY EFFORT HAS BEEN MADE TO ELIMINATE ERRORS DURING THE PREPARATION OF THESE DRAWINGS, BUT BECAUSE TIMBERLYNE CANNOT GUARANTEE AGAINST THE POSSIBILITY OF HUMAN ERROR, IT BECOMES THE OBLIGATION OF THE USER TO VERIFY THE ACCURACY OF ALL DETAILS AND DIMENSIONS AND PERSONALLY BE RESPONSIBLE FOR THEM.

4. USE WRITTEN DIMENSIONS. DO NOT USE SCALED DIMENSION. IF DIMENSION IS NEEDED CONSULT TIMBERLYNE BEFORE PROCEEDING.

5. ALL MECHANICAL AND ELECTRICAL PLANS AND SPECIFICATIONS ARE DESIGN/BUILD FURNISHED BY THE MECHANICAL/ELECTRICAL CONTRACTOR FOR THEIR USE.

6. ALL TIMBERS ARE FULL DIMENSION ROUGH SAWN UNLESS NOTED. SILL PLATE IS 2X TREATED MATERIAL UNLESS NOTED OTHERWISE. WE RECOMMEND SILL SEALER BE INSTALLED BENEATH THE SILL PLATE.

7. WHERE FEASIBLE INSTALL THE BOLTS IN THE PLATE JOINERY SO THAT THE NUTS CAN BE ACCESSED FROM THE INTERIOR OF THE BARN. THE SIDING OR FRAMING MAY NEED TO BE NOTCHED SLIGHTLY FOR PLATE AND BOLT CLEARANCE.

8. VERIFY WINDOW AND DOOR ROUGH OPENINGS BEFORE FRAMING.

9. WE RECOMMEND 1X4 BREAKER BOARD BE INSTALLED AT SIDING SPLICES. WE RECOMMEND THAT THE CONTRACTOR INSTALL Z FLASHING @ ALL BREAKER BOARD LOCATIONS. IF Z FLASHING IS INSTALLED IT IS TO BE PROVIDED BY GENERAL CONTRACTOR.

10. EXTERIOR FLASHING TO BE INSTALLED AT ALL CONNECTIONS BETWEEN ROOFS, WALLS, AND PROJECTIONS OR PENETRATIONS AS REQUIRED BY GOOD CONSTRUCTION PRACTICES. FLASHING TO BE PROVIDED BY CUSTOMER OR GENERAL CONTRACTOR.

11. BE AWARE THAT EXCESSIVE LOADS PLACED IN THE LOFT MAY CAUSE STRUCTURAL DAMAGE.

12. ANY MATERIALS SHOWN ON THESE DRAWINGS WHICH ARE NOT WRITTEN IN YOUR CONTRACT OR INCLUDED IN THE TIMBERLYNE MATERIALS LIST ARE TO BE PROVIDED BY THE BUYER.

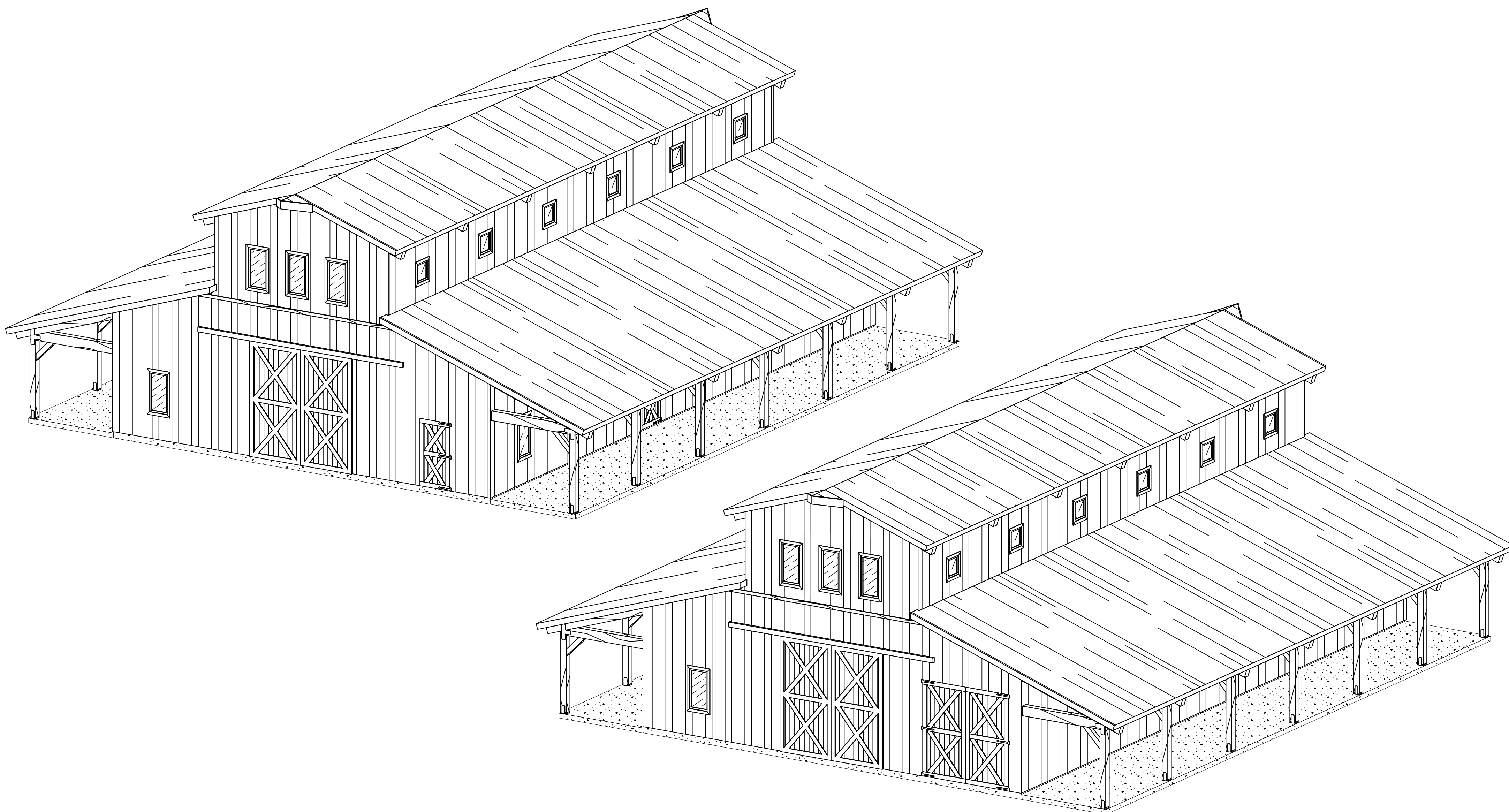
13. WHERE TREATED WOOD IS CROSSCUT, NOTCHED, OR BORED ON SITE, THE EXPOSED UNTREATED WOOD SHOULD BE GIVEN TWO LIBERAL BRUSH COATS OF A WOOD PRESERVATIVE SEALANT.

FOUNDATION NOTES:
LOCAL BUILDING CODE SPECIFICATIONS TAKE PRECEDENCE OVER THE STANDARD INFORMATION SHOWN IN THESE DRAWINGS. IT IS THE RESPONSIBILITY OF THE BUYER, OR ON-SITE FOUNDATION CONTRACTOR TO SATISFY THE LOCAL BUILDING CODE REQUIREMENTS. SOIL CONDITION, FROSTLINE DEPTH, LOCAL CODES, HIDDEN CONDITIONS AND GRADE VARIATION TO BE BUILDERS FINAL DETERMINATION FACTOR. IN SIZING OF FOOTINGS AND RELATED DETAILS, FOOTINGS AND DETAILS SHOWN ARE FOR ILLUSTRATION ONLY. POST AND BEAM FRAMED STRUCTURES TRANSMIT HEAVY CONCENTRATED LOADS THROUGH THE POSTS TO THE FOUNDATION. WE RECOMMEND FOUNDATION DESIGN TAKE THIS INTO CONSIDERATION.

BUILDING ERECTION SAFETY NOTES:
THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING JOB SITE SAFETY AND CONSTRUCTION PROCEDURES IN ACCORDANCE WITH NATIONAL, STATE, AND LOCAL SAFETY REQUIREMENTS. THE ADEQUACY AND SAFETY OF ERECTION BRACING, SHORING, AND TEMPORARY SUPPORTS IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

WOOD TYPE
STRUCTURAL FRAMING: RED PINE #2 OR BETTER UNLO
PURLIN: RED PINE #2 OR BETTER UNLO

NOTE: THIS DRAWING IS PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE



REV#	DATE	DESCRIPTION
0.00	10/11/2024	CONCEPT INITIAL PLANS
--	00/00/0000	--
--	00/00/0000	--
--	00/00/0000	--
--	00/00/0000	--

SYMBOLS

- WOOD IN SECTION
- CONCRETE IN SECTION
- SAND OR GRAVEL IN SECTION
- STEEL IN SECTION
- BATT INSULATION IN SECTION
- INSULATION NAILBASE IN SECTION
- ARCH ROOF
- BOARD AND BATTEN SIDING

E1 - ELEVATION NUMBER
VIEW DIRECTION OF BUILDING ELEVATION

A-3300 - DESCRIBES DETAIL LETTER
DESCRIBES PAGE DETAIL IS ON

1 - VIEW DIRECTION OF SECTION DETAILS
1 - POST CONNECTION TYPE

STANDARD ABBREVIATIONS

CONC	CONCRETE	MAX	MAXIMUM	EXT	EXTERIOR
CONT	CONTINUOUS	MIN	MINIMUM	FF	FINISHED FLOOR
DBL	DOUBLE	NTS	NOT TO SCALE	FTG	FOOTING
DF	DOUGLAS FIR	OC	ON CENTER	INSUL	INSULATION
EA	EACH	OH	OVERHEAD	INT	INTERIOR
STD	STANDARD	T&G	TONGUE & GROOVE	TYP	TYPICAL

SHEET INDEX

6000	COVER SHEET
D100	MAIN FLOOR PLAN
D101	LOFT FLOOR PLAN
D200	EXTERIOR ELEVATIONS
D201	EXTERIOR ELEVATIONS
D300	BUILDING SECTIONS
5302	FRAME ISO

www.timberlyne.com

Nebraska: 116 West 1st Street
Wayne, NE 68787
888-489-1680

Texas: 613 Hwy 46 E
Boerne, TX 78006
877-680-1680

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CUSTOMER INFORMATION:
MATTHEW BURTON

PROJECT INFORMATION:
BURTON BARN
Street Address
KELLER, TX
NUMBER: MBUR0924-1
CATEGORY: RESIDENTIAL
STYLE: WESTERN
OTHER: --
OTHER: --
PM: GM

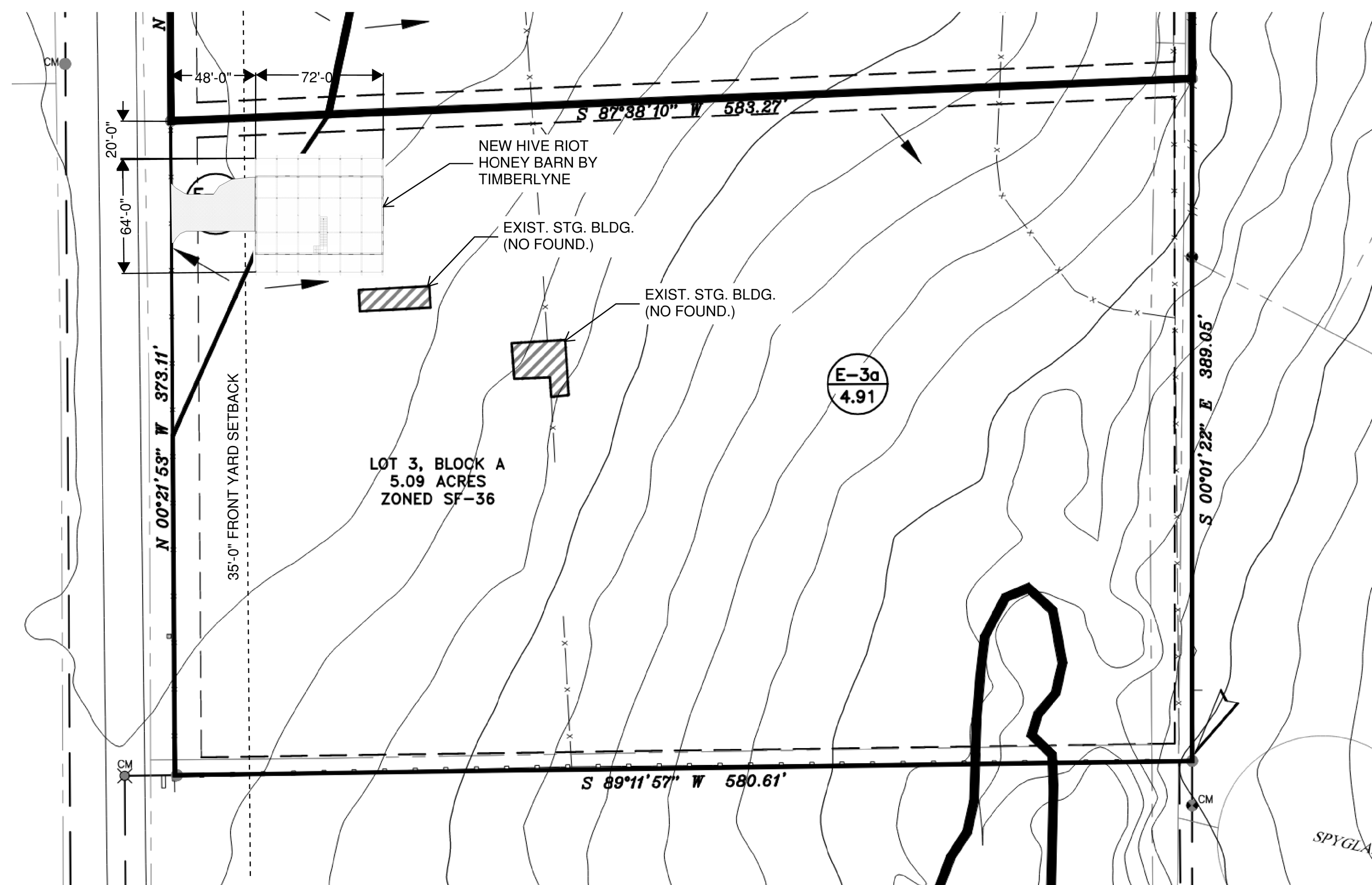
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DATE: 10/11/2024
STATUS: for Preliminary Review
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OTHER: --

SHEET NOTES

COVER SHEET
NOTE: LINE 3D DIAGRAMS ON COVER SHEET (SHEET #) ARE REPRESENTATIONAL ONLY AND ARE NOT INTENDED FOR USE AS CONSTRUCTION DRAWINGS

G000

SHEET



SITE PLAN
SCALE: 1"=50'-0"

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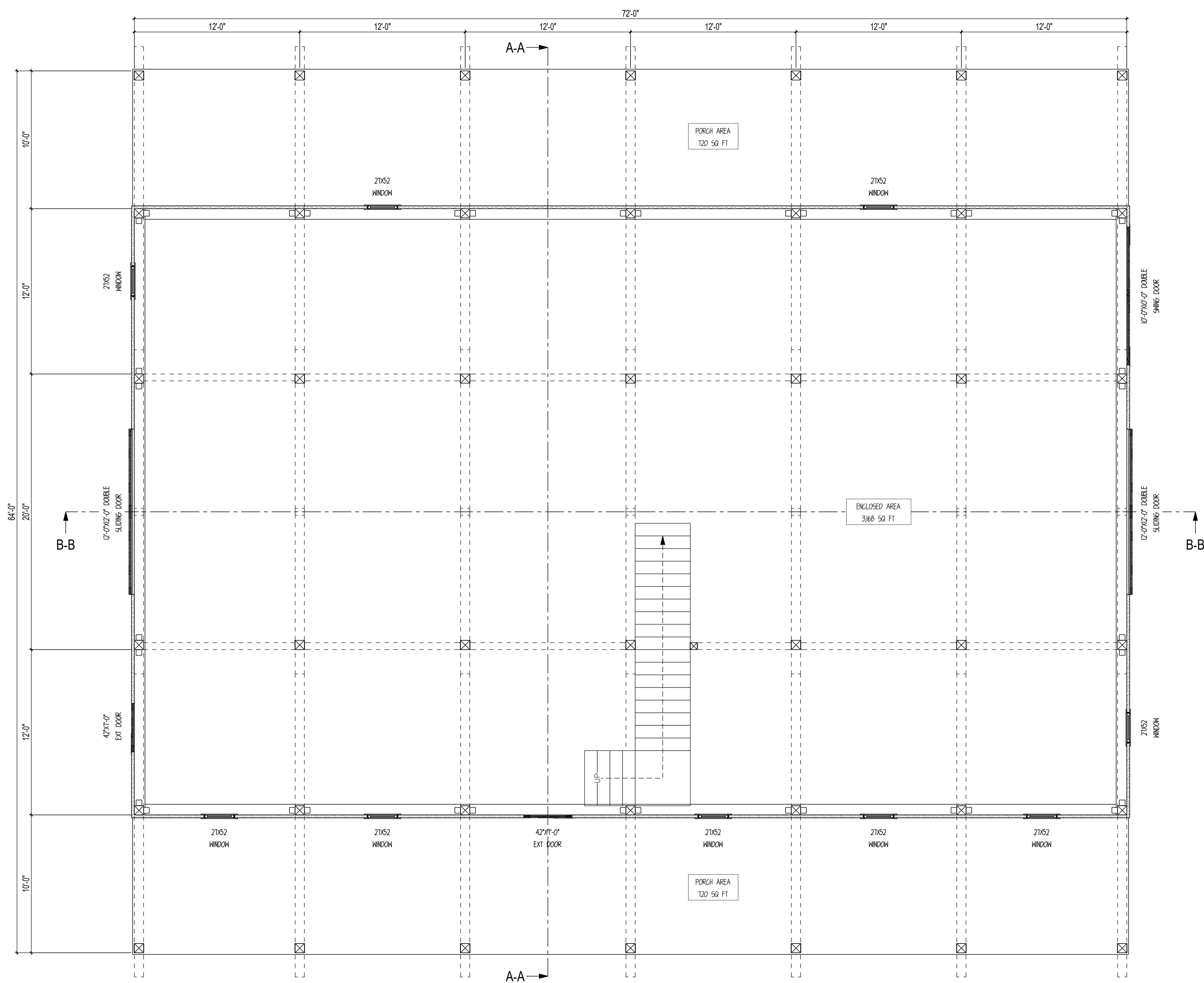
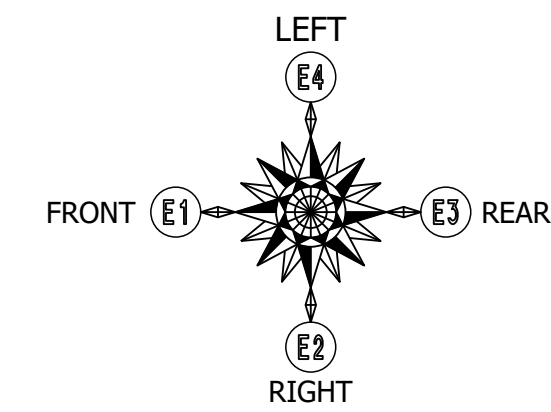
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OTHER: --

SHEET NOTES



MAIN FLOOR LAYOUT

SCALE: 1/4" = 1'

- SHEET NOTES:**
1. FLOOR LAYOUT DRAWINGS ARE NOT DESIGNED BY AN ARCHITECT. ADDITIONAL PROFESSIONAL SERVICES MAY BE REQUIRED TO COMPLY WITH LOCAL CODES AND REGULATIONS.
 2. TIMBERLYNE IS NOT RESPONSIBLE FOR DESIGNING ELECTRICAL, PLUMBING, AND HVAC PLANS.
 3. INTERIOR PARTITION WALLS, WINDOWS, DOORS, AND FIXTURES ARE PROVIDED BY CUSTOMER OR GENERAL CONTRACTOR.
 4. DAYLIGHT OPENINGS, VENT OPENING, AND EGRESS REQUIREMENTS ARE THE RESPONSIBILITY OF THE CUSTOMER/GENERAL CONTRACTOR.
 5. DOOR AND WINDOW LOCATIONS ARE APPROX. ONLY. EXACT LOCATION TO BE DETERMINED BY THE CUSTOMER AND GENERAL CONTRACTOR.

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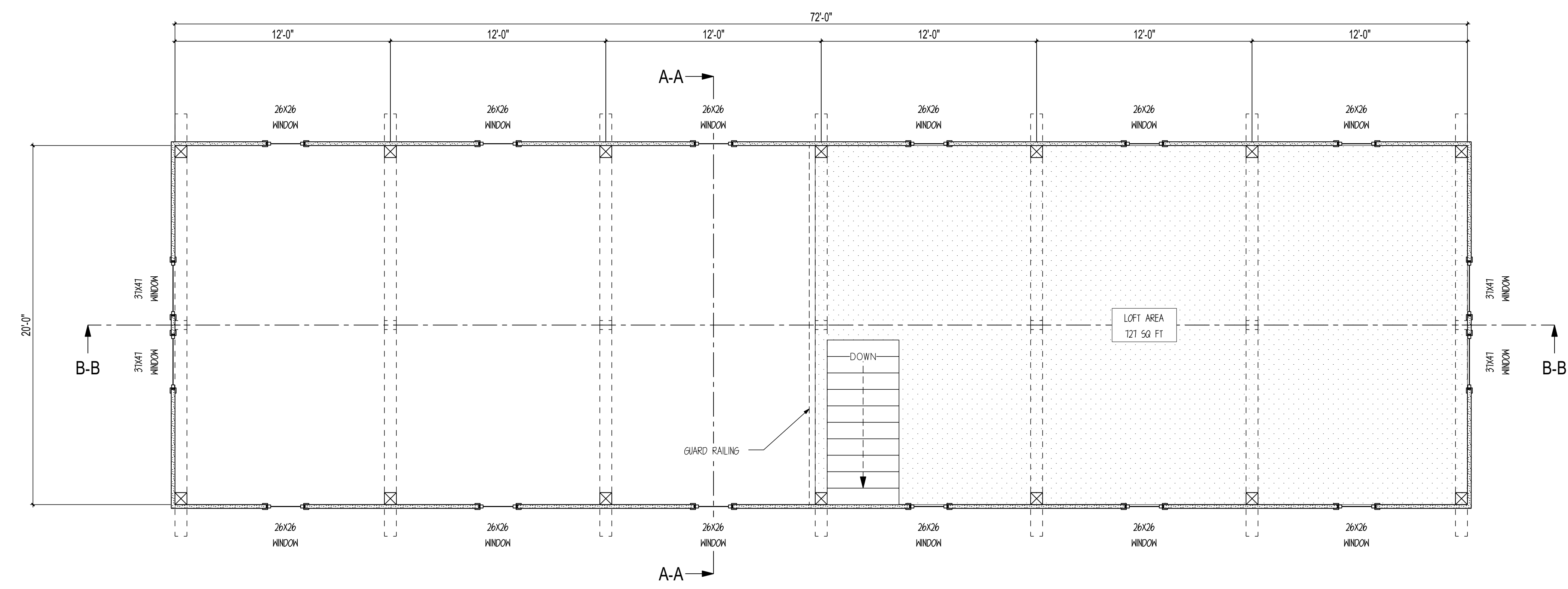
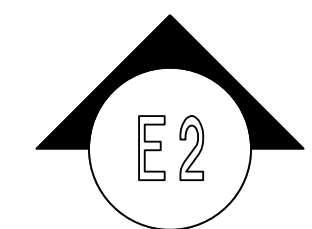
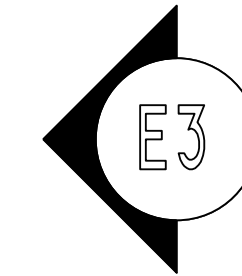
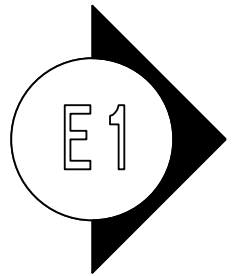
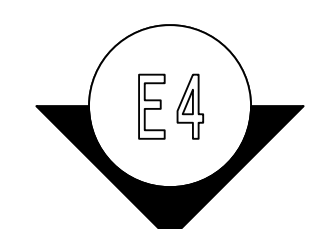
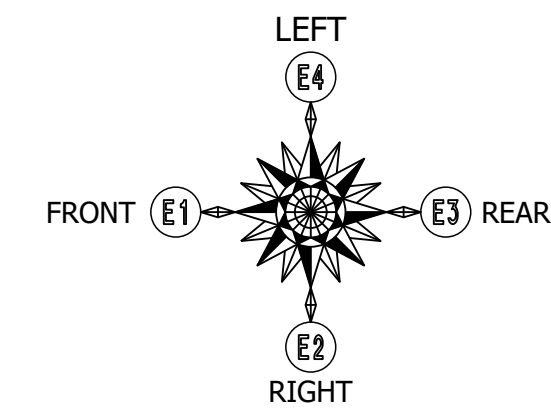
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SHEET NOTES



LOFT FLOOR LAYOUT
 SCALE: 1/4" = 1'

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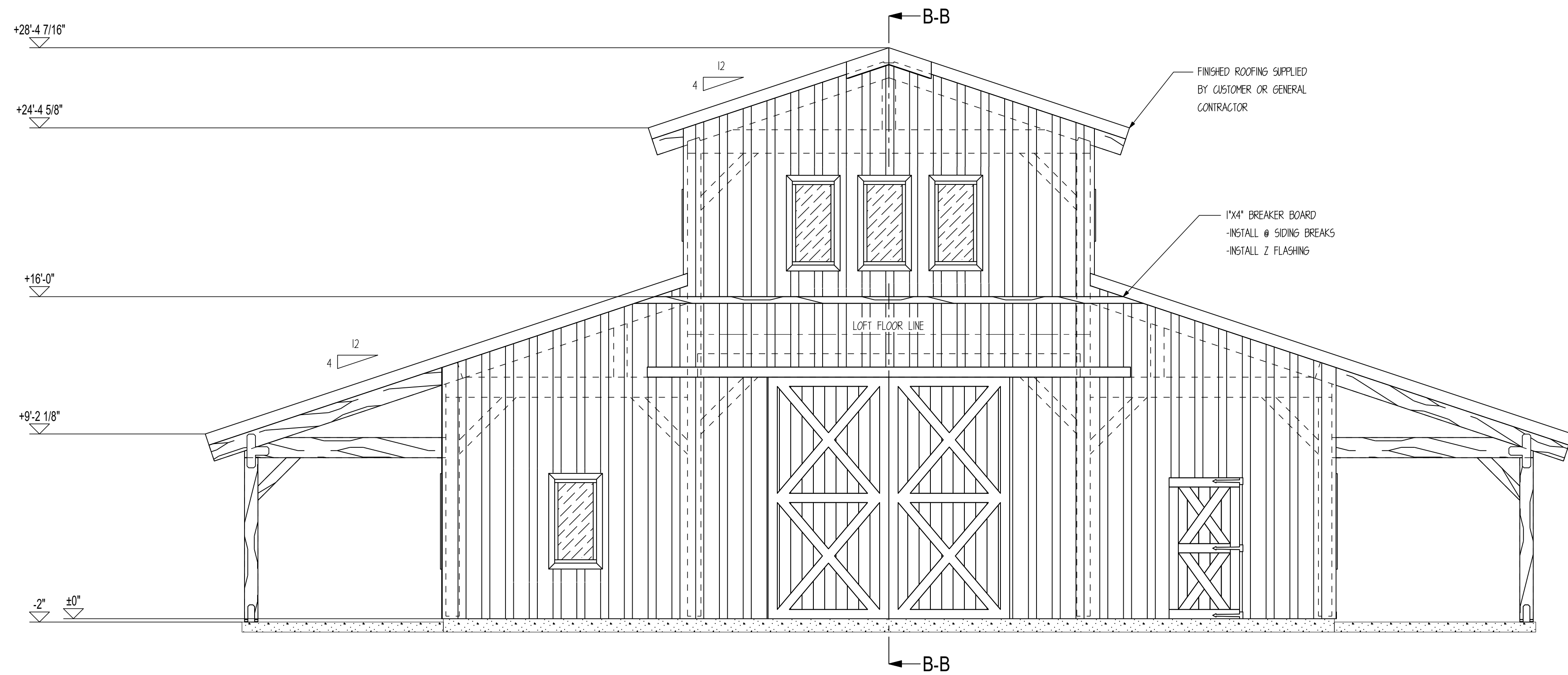
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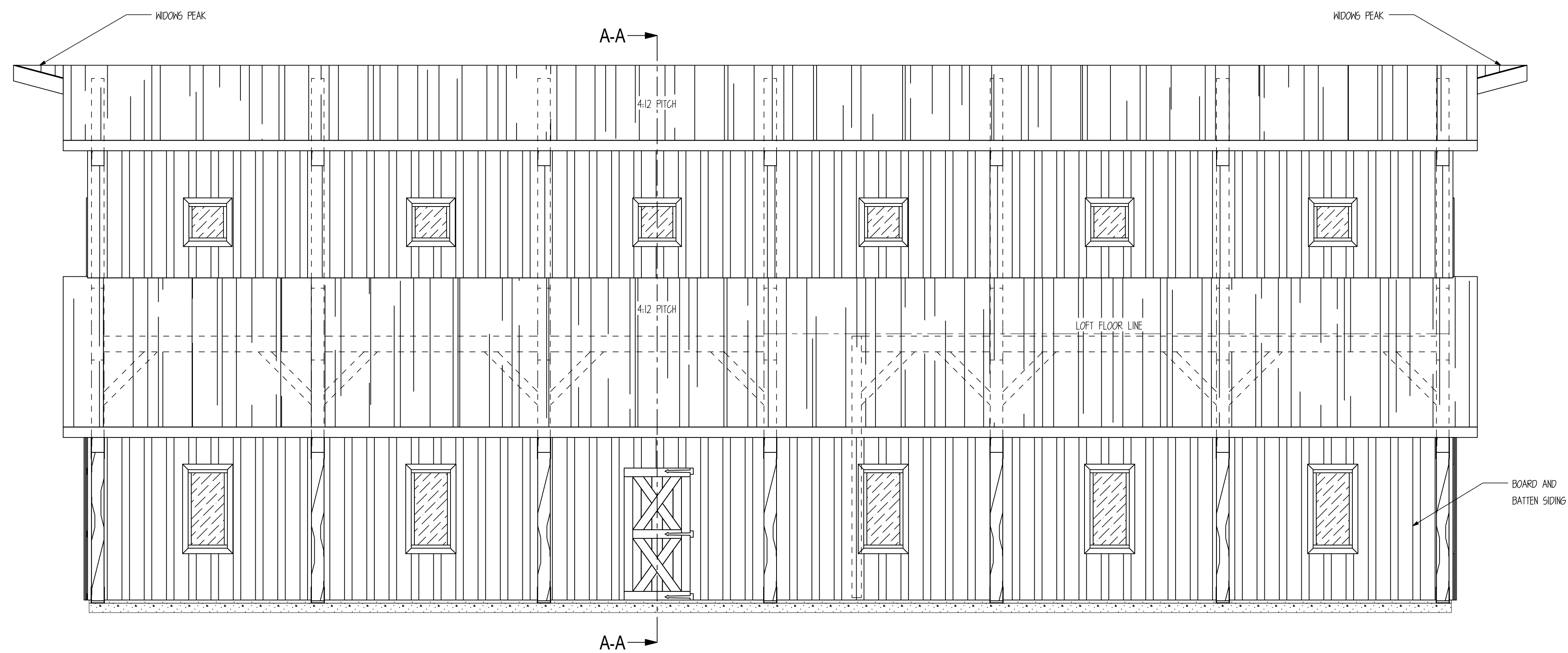
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SHEET

D101



E1 FRONT ELEVATION
SCALE: 1/4" = 1'



E2 RIGHT ELEVATION
SCALE: 1/4" = 1'

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SHEET NOTES

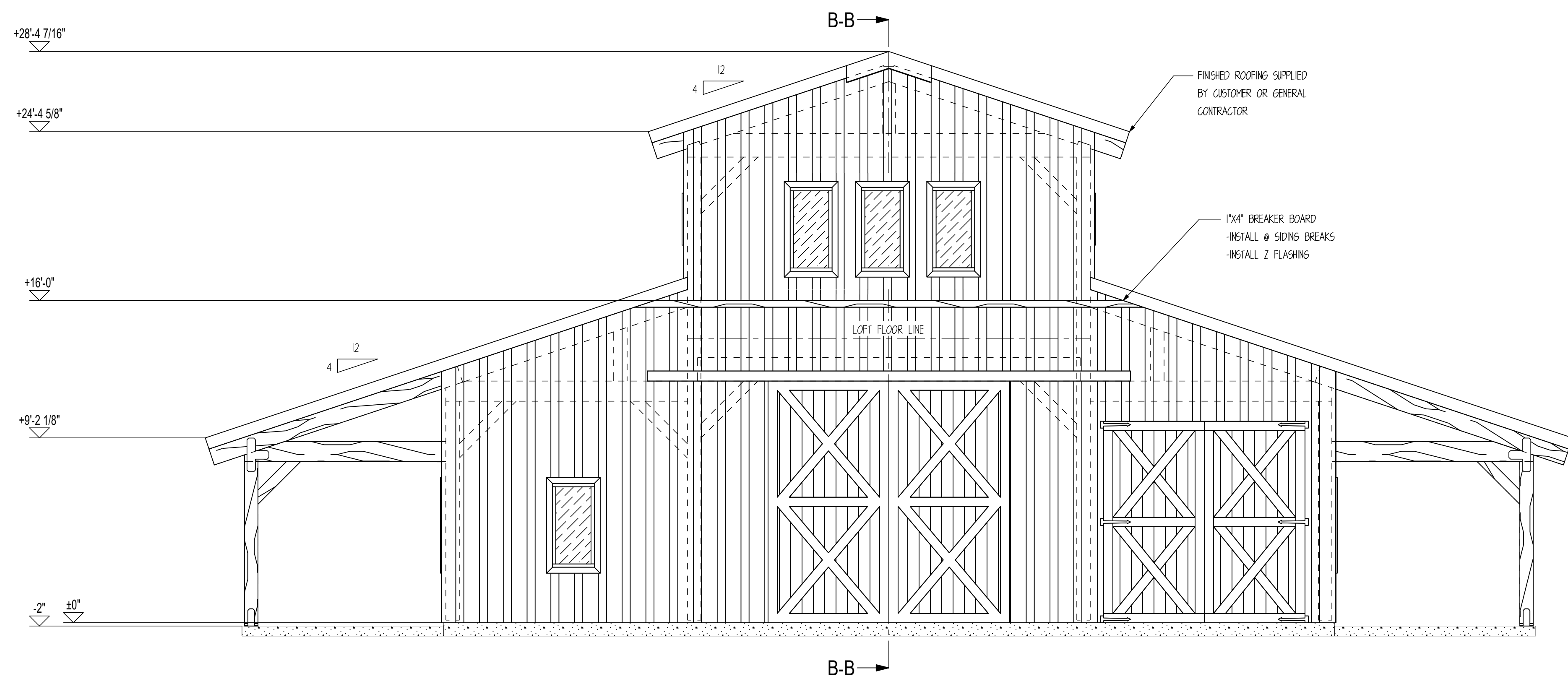
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2. DOOR AND WINDOW LOCATIONS ARE APPROX ONLY. EXACT LOCATIONS TO BE VERIFIED BY CUSTOMER AND GENERAL CONTRACTOR.
3. FINISHED ROOFING MATERIAL TO BE PROVIDED BY CUSTOMER OR GENERAL CONTRACTOR. ROOFING UNDERLAYMENT PROVIDED BY TIMBERLYNE

CUSTOMER INFORMATION:
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 BURTON**

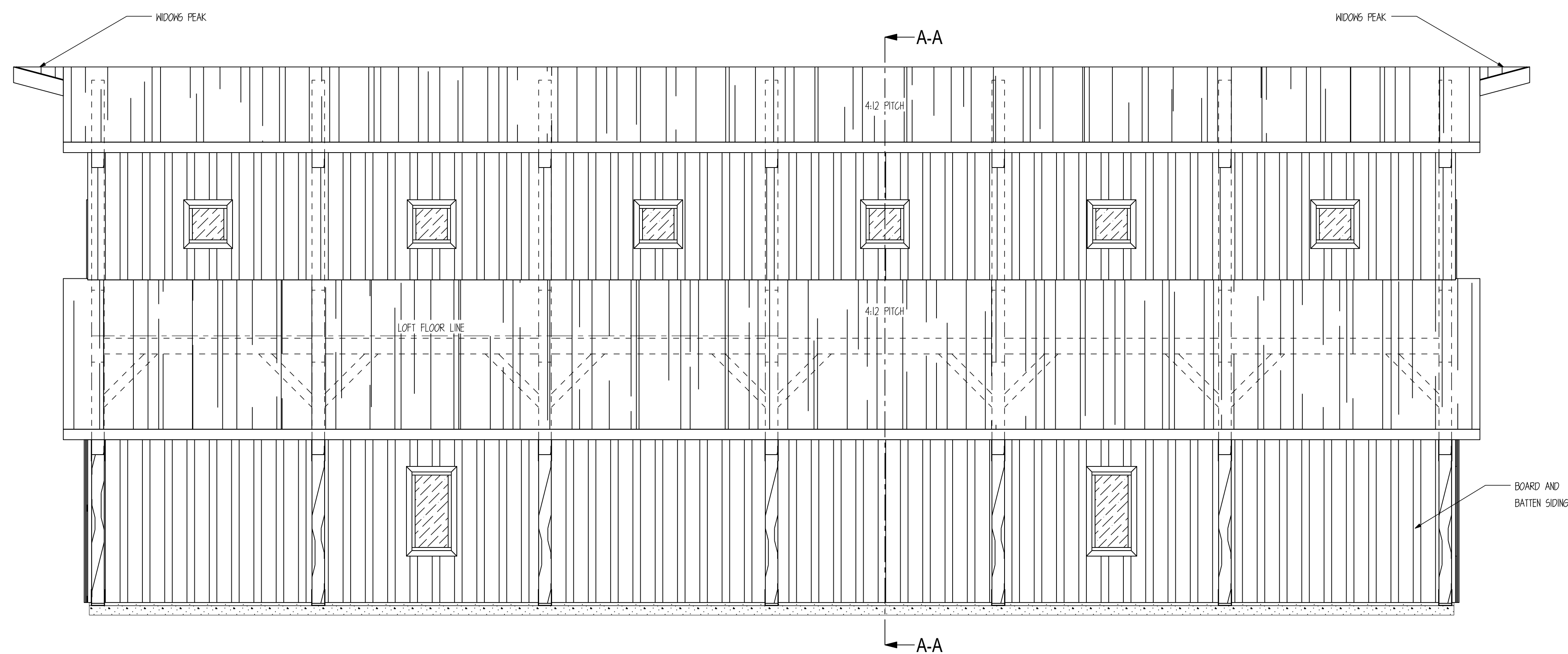
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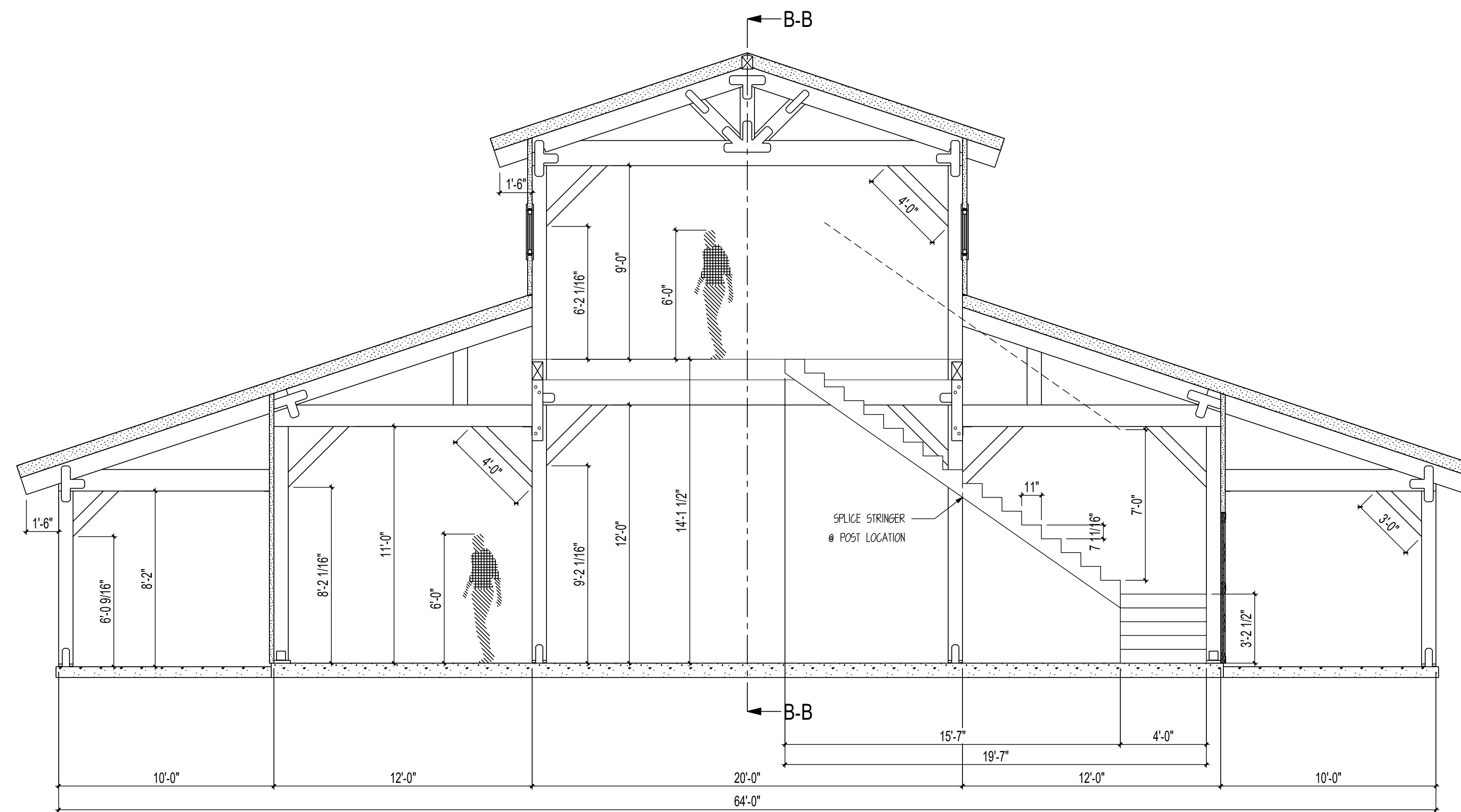


E3 REAR ELEVATION
 SCALE: 1/4" = 1'



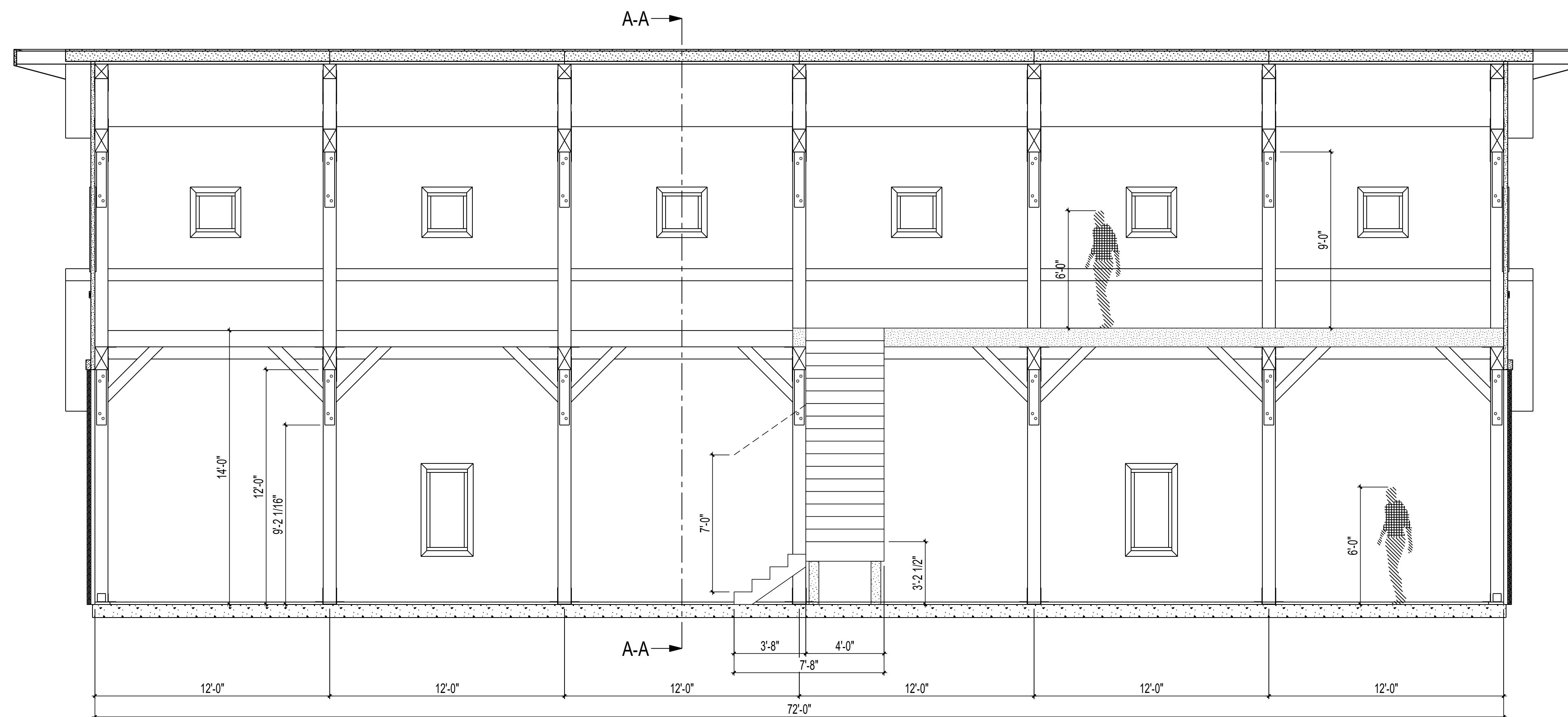
E4 LEFT ELEVATION
 SCALE: 1/4" = 1'

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BUILDING SECTION A-A

SCALE: 1/4" = 1'



BUILDING SECTION B-B

SCALE: 1/4" = 1'

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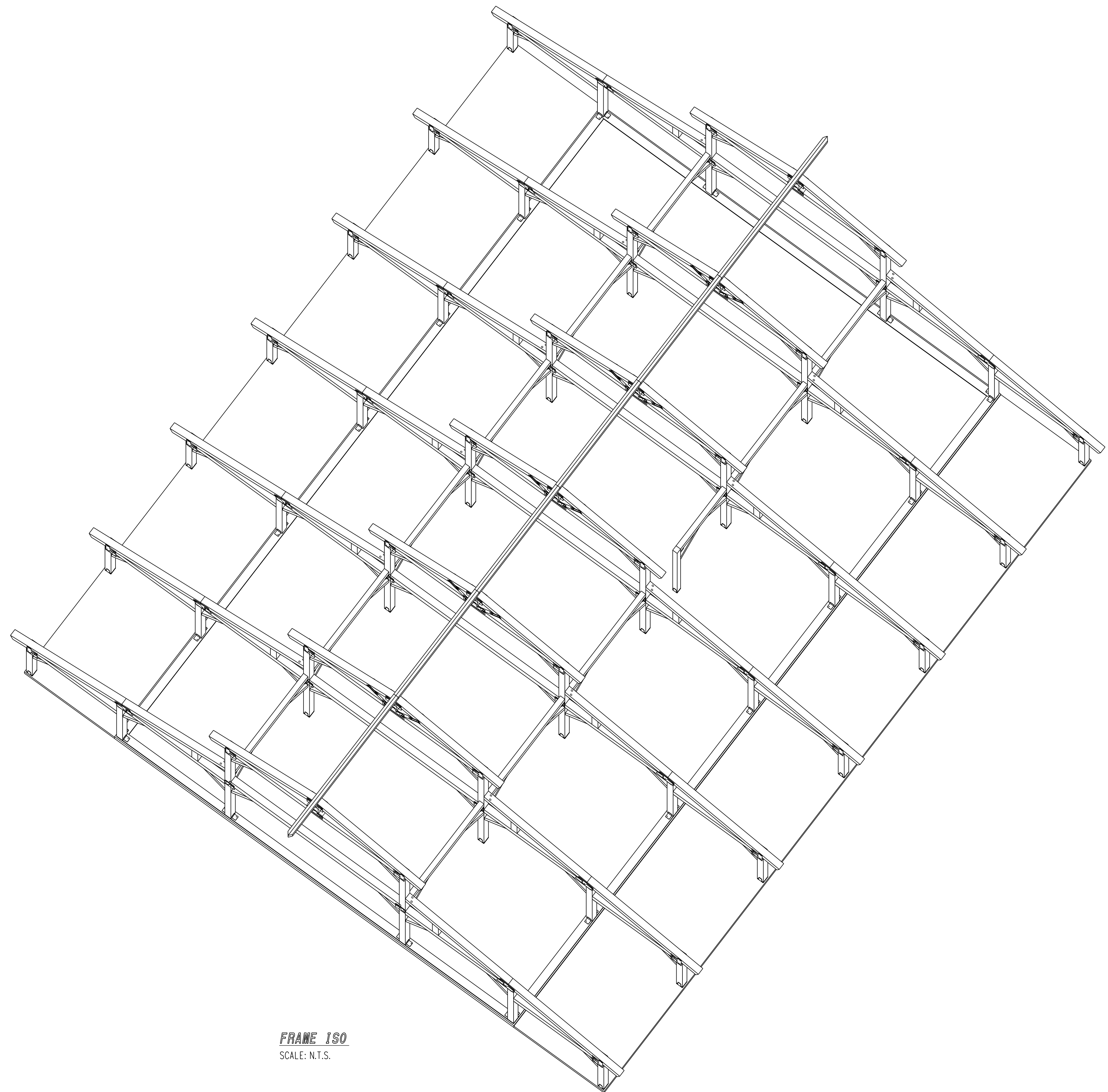
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SHEET NOTES



FRAME 150
SCALE: N.T.S.

CUSTOMER INFORMATION:

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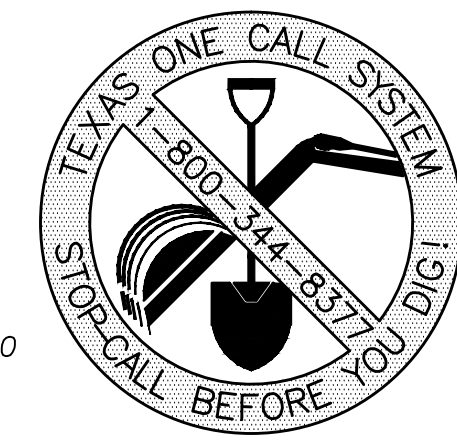
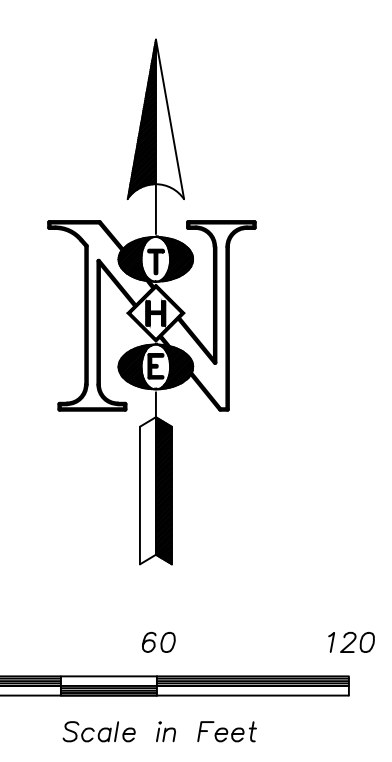
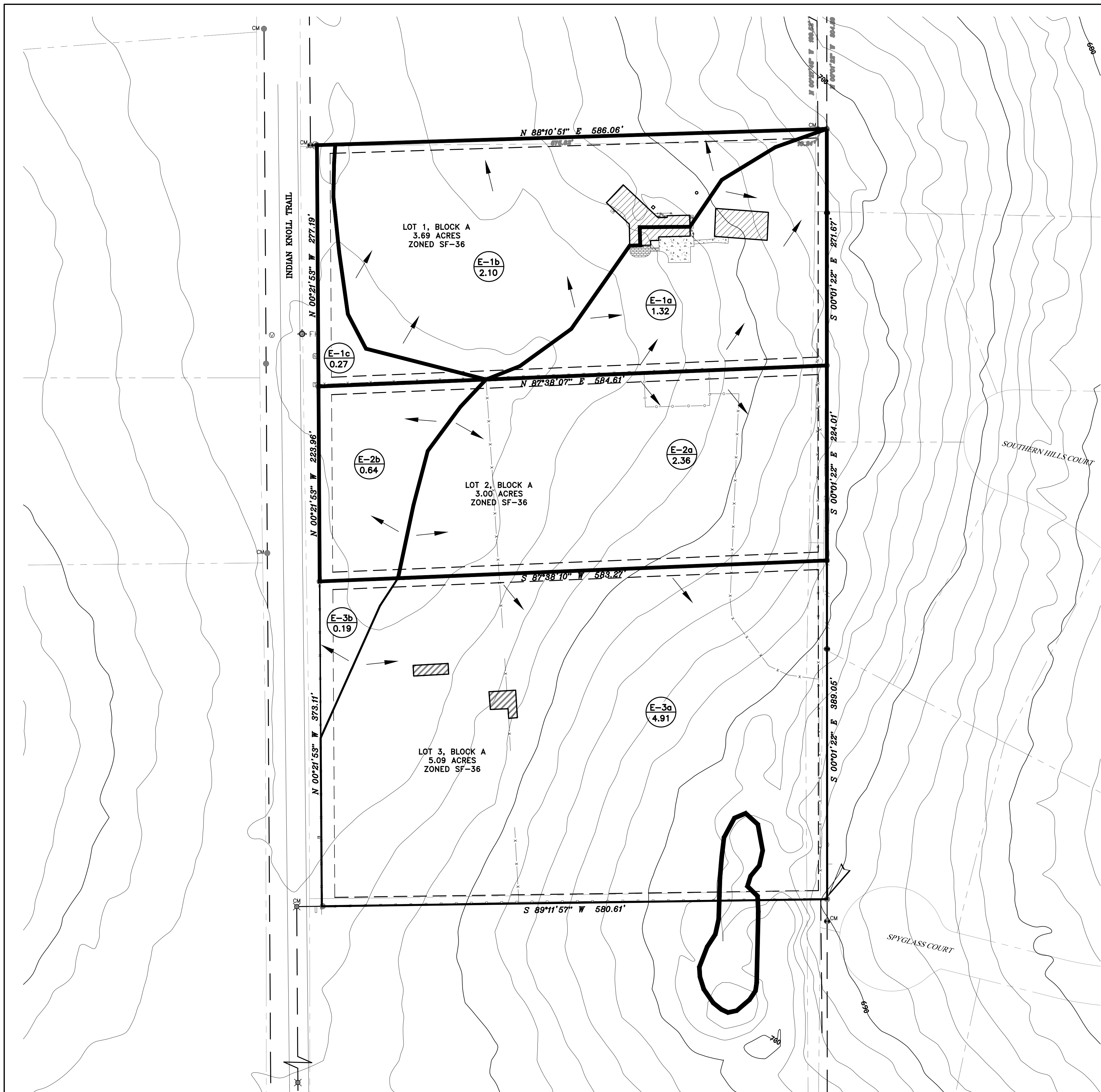
1. BASE OF MAIN FRAME POST CUT TO FIT IN
FIELD BY GENERAL CONTRACTOR ACCORDING
TO SPECS ON CUT LISTS. CUT BOTTOM OF
POST ONLY.

No.	REVISIONS/ SUBMISSIONS	Date

LEGEND

- DIRECTION OF RUNOFF FLOW
- 662 EXISTING GRADE CONTOUR
- 62 PROPOSED GRADE CONTOUR
- DRAINAGE AREA DIVIDE
- DRAINAGE AREA NO.
- AMT. OF ACRES

EXISTING DRAINAGE AREAS										
AREA	Tc	Ac	C	I 1	Q 1	I 10	Q 10	I 100	Q 100	COMMENTS
E-1a	15	1.32	0.30	3.32	1.31	5.53	2.19	7.98	3.16	DRAINS TO SOUTHERN HILLS ADDN TO EAST
E-1b	15	2.10	0.30	3.32	2.09	5.53	3.48	7.98	5.03	DRAINS TO NORTH
E-1c	15	0.27	0.30	3.32	0.27	5.53	0.45	7.98	0.65	DRAINS TO INDIAN KNOLL TRAIL
SUBTOTAL						3.68	6.12	8.83	TOTAL LEAVING LOT 1	
E-2a	15	2.36	0.30	3.32	2.35	5.53	3.92	7.98	5.65	DRAINS TO SOUTHERN HILLS ADDN TO EAST
E-2b	15	0.64	0.30	3.32	0.64	5.53	1.06	7.98	1.53	DRAINS TO INDIAN KNOLL TRAIL
SUBTOTAL						2.99	4.98	7.18	TOTAL LEAVING LOT 2	
E-3a	15	4.91	0.30	3.32	4.89	5.53	8.15	7.98	11.75	DRAINS TO SOUTHERN HILLS ADDN TO EAST
E-2b	15	0.19	0.30	3.32	0.19	5.53	0.32	7.98	0.45	DRAINS TO INDIAN KNOLL TRAIL
SUBTOTAL						5.08	8.46	12.21	TOTAL LEAVING LOT 3	
TOTAL		11.79			6.66		11.10	16.02	TOTAL EXISTING RUN-OFF	



PRELIMINARY
FOR INTERIM REVIEW ONLY

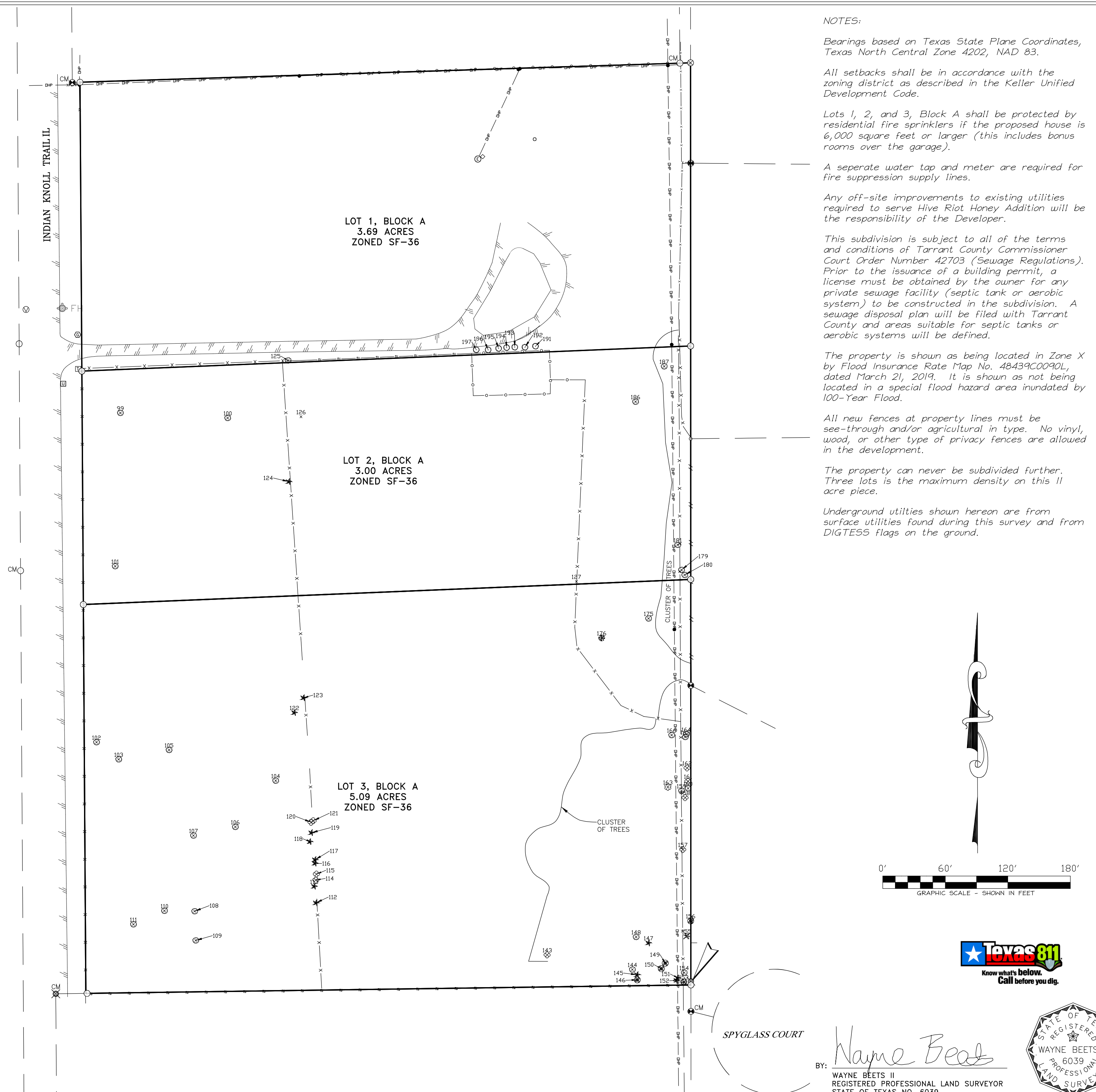
By THOMAS L. HOOVER P.E.# 62493
Date 09-23-19

THOMAS HOOVER ENGINEERING, LLC
NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES

THOMAS HOOVER ENGINEERING, LLC
P.O. BOX 1808
KELLER, TEXAS 76244
(817) 913-1350 PH.
T.B.P.E. FIRM REGISTRATION NO. 006009

9008 INDIAN KNOLL TRAIL
LOT 2, BLOCK A
OF THE
HIVE RIOT HONEY ADDITION
IN THE CITY OF KELLER,
TARRANT COUNTY, TEXAS.
3.000 ACRES OF LAND
CURRENT ZONING - "SF-36" SINGLE FAMILY

DESIGNED	TLH	SCALE	1"=50'	PROJECT NO.	SHEET C-2 of
DRAWN	SDS	DATE	09-23-19		
CHECKED	TLH				



NOTES:

Bearings based on Texas State Plane Coordinates, Texas North Central Zone 4202, NAD 83.

All setbacks shall be in accordance with the zoning district as described in the Keller Unified Development Code.

Lots 1, 2, and 3, Block A shall be protected by residential fire sprinklers if the proposed house is 6,000 square feet or larger (this includes bonus rooms over the garage).

A separate water tap and meter are required for fire suppression supply lines.

Any off-site improvements to existing utilities required to serve Hive Riot Honey Addition will be the responsibility of the Developer.

This subdivision is subject to all of the terms and conditions of Tarrant County Commissioner Court Order Number 42703 (Sewage Regulations). Prior to the issuance of a building permit, a license must be obtained by the owner for any private sewage facility (septic tank or aerobic system) to be constructed in the subdivision. A sewage disposal plan will be filed with Tarrant County and areas suitable for septic tanks or aerobic systems will be defined.

The property is shown as being located in Zone X by Flood Insurance Rate Map No. 48439C0090L, dated March 21, 2019. It is shown as not being located in a special flood hazard area inundated by 100-Year Flood.

All new fences at property lines must be see-through and/or agricultural in type. No vinyl, wood, or other type of privacy fences are allowed in the development.

The property can never be subdivided further. Three lots is the maximum density on this 11 acre piece.

Underground utilities shown hereon are from surface utilities found during this survey and from DIGTESS flags on the ground.

LEGEND

CM CONTROLLING MONUMENT	FH FIRE HYDRANT
○ 1/2" IRON ROD FOUND	⊕ WATER VALVE
● 5/8" IRON ROD FOUND	⊗ UNDERGROUND GAS LINE MARK
⊗ RAILROAD SPIKE FOUND	—//— ASPHALT
⊗ 1/2" IRON ROD SET (BY-LINE)	—○— CHAINLINK FENCE
● POWER POLE	—x—x— BARBWIRE FENCE
⊞ TELEPHONE PEDESTAL	—//— WOOD FENCE
—DHP— OVERHEAD ELECTRIC	
★ HACKBERRY TREE	○ OAK TREE
⊗ CEDAR TREE	⊗ MESQUITE
⊗ ELM TREE	⊗ MULBERRY
	⊗ PECAN TREE
	⊗ CRAPEMYRTLE

I, Wayne Beets II RPLS No. 6039, do hereby certify to: Matthew Burton: That the Plat of Survey shown hereon is a correct, and accurate representation of the property lines, and dimensions are as indicated; and EXCEPT AS SHOWN, all improvements are located within the boundaries, and there are no visible, and apparent encroachments or protrusions on the ground. Use of this survey by any other parties and/or for other purposes shall be at user's own risk, and any loss resulting from other use shall not be the responsibility of the undersigned.

TREE	SIZE(INCHES)	COMMON	SCIENTIFIC
99	28	POST OAK	QUERCUS STELLATA
100	28	POST OAK	QUERCUS STELLATA
101	36	POST OAK	QUERCUS STELLATA
102	28	POST OAK	QUERCUS STELLATA
103	28	POST OAK	QUERCUS STELLATA
104	36	POST OAK	QUERCUS STELLATA
105	28	POST OAK	QUERCUS STELLATA
106	32	POST OAK	QUERCUS STELLATA
107	18	POST OAK	QUERCUS STELLATA
108	26	POST OAK	QUERCUS STELLATA
109	28	POST OAK	QUERCUS STELLATA
110	28	POST OAK	QUERCUS STELLATA
111	26	POST OAK	QUERCUS STELLATA
112	14	HACKBERRY	CELTIS OCCIDENTALIS
113	12	HACKBERRY	CELTIS OCCIDENTALIS
114	12 TRIPS	ELM	ULMUS AMERICANA
115	12	ELM	ULMUS AMERICANA
116	12	HACKBERRY	CELTIS OCCIDENTALIS
117	12	HACKBERRY	CELTIS OCCIDENTALIS
118	12	HACKBERRY	CELTIS OCCIDENTALIS
119	16	HACKBERRY	CELTIS OCCIDENTALIS
120	12	ELM	ULMUS AMERICANA
121	12 DOUBLES	ELM	ULMUS AMERICANA
122	16	HACKBERRY	CELTIS OCCIDENTALIS
123	20 TRIPS	HACKBERRY	CELTIS OCCIDENTALIS
124	14 DOUBLES	HACKBERRY	CELTIS OCCIDENTALIS
125	14	POST OAK	QUERCUS STELLATA
126	8 TWINS	UNKNOWN	
127	6	HONEY MESQUITE	PROSPIS GLANDULOSA
143	16	ELM	ULMUS AMERICANA
144	28	POST OAK	QUERCUS STELLATA
145	12	HACKBERRY	CELTIS OCCIDENTALIS
146	6	PECAN	CARYA ILINOINENSIS
147	10	HACKBERRY	CELTIS OCCIDENTALIS
148	8	POST OAK	QUERCUS STELLATA
149	16	PECAN	CARYA ILINOINENSIS
150	24	PECAN	CARYA ILINOINENSIS
151	10	HACKBERRY	CELTIS OCCIDENTALIS
152	10	HACKBERRY	CELTIS OCCIDENTALIS
153	14	EASTERN COTTONWOOD	POPULUS DELTOIDES
154	14	POST OAK	QUERCUS STELLATA
155	14 TWINS	RED MULBERRY	MORUS RUBRA
156	18	PECAN	CARYA ILINOINENSIS
157	8	ELM	ULMUS AMERICANA
158	8 SIXLETS	ELM	ULMUS AMERICANA
159	16	POST OAK	QUERCUS STELLATA
160	20	POST OAK	QUERCUS STELLATA
161	8	ELM	ULMUS AMERICANA
162	14	ELM	ULMUS AMERICANA
163	14	MONTAIN CEDAR	JUNIPERUS ASHEI
164	14	POST OAK	QUERCUS STELLATA
165	14	POST OAK	QUERCUS STELLATA
166	20	POST OAK	QUERCUS STELLATA
175	10	POST OAK	QUERCUS STELLATA
176	12	HONEY MESQUITE	PROSPIS GLANDULOSA
179	12 TWINS	POST OAK	QUERCUS STELLATA
180	13 TWINS	POST OAK	QUERCUS STELLATA
181	16	POST OAK	QUERCUS STELLATA
186	16	POST OAK	QUERCUS STELLATA
187	18	POST OAK	QUERCUS STELLATA
191		CREPE MYRTLE	LAGERSTROEMIA INDICA
192		CREPE MYRTLE	LAGERSTROEMIA INDICA
193		CREPE MYRTLE	LAGERSTROEMIA INDICA
194		CREPE MYRTLE	LAGERSTROEMIA INDICA
195		CREPE MYRTLE	LAGERSTROEMIA INDICA
196		CREPE MYRTLE	LAGERSTROEMIA INDICA
197		CREPE MYRTLE	LAGERSTROEMIA INDICA

BY: *Wayne Beets*
 WAYNE BEETS II
 REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF TEXAS NO. 6039

TREE SURVEY 9008 INDIAN KNOLL TRAIL KELLER, TX 76248			BY-LINE SURVEYING LLC P.O. BOX 834 Emory, TX 75440 Ph: (903) 473-5150 Firm No: 10194233 www.bylinesurveying.com
DATE:	8/21/2019		
SCALE:	1" = 60'	© Copyright By-Line Surveying LLC. All rights reserved.	
JOB NO.:	2019-547		
CLIENT:	Matthew Burton		
TECHNICIAN:	TYB		