

Gary Grundman

March 31,2025

1432 Mt. Gilead RD.

Keller Texas 76262

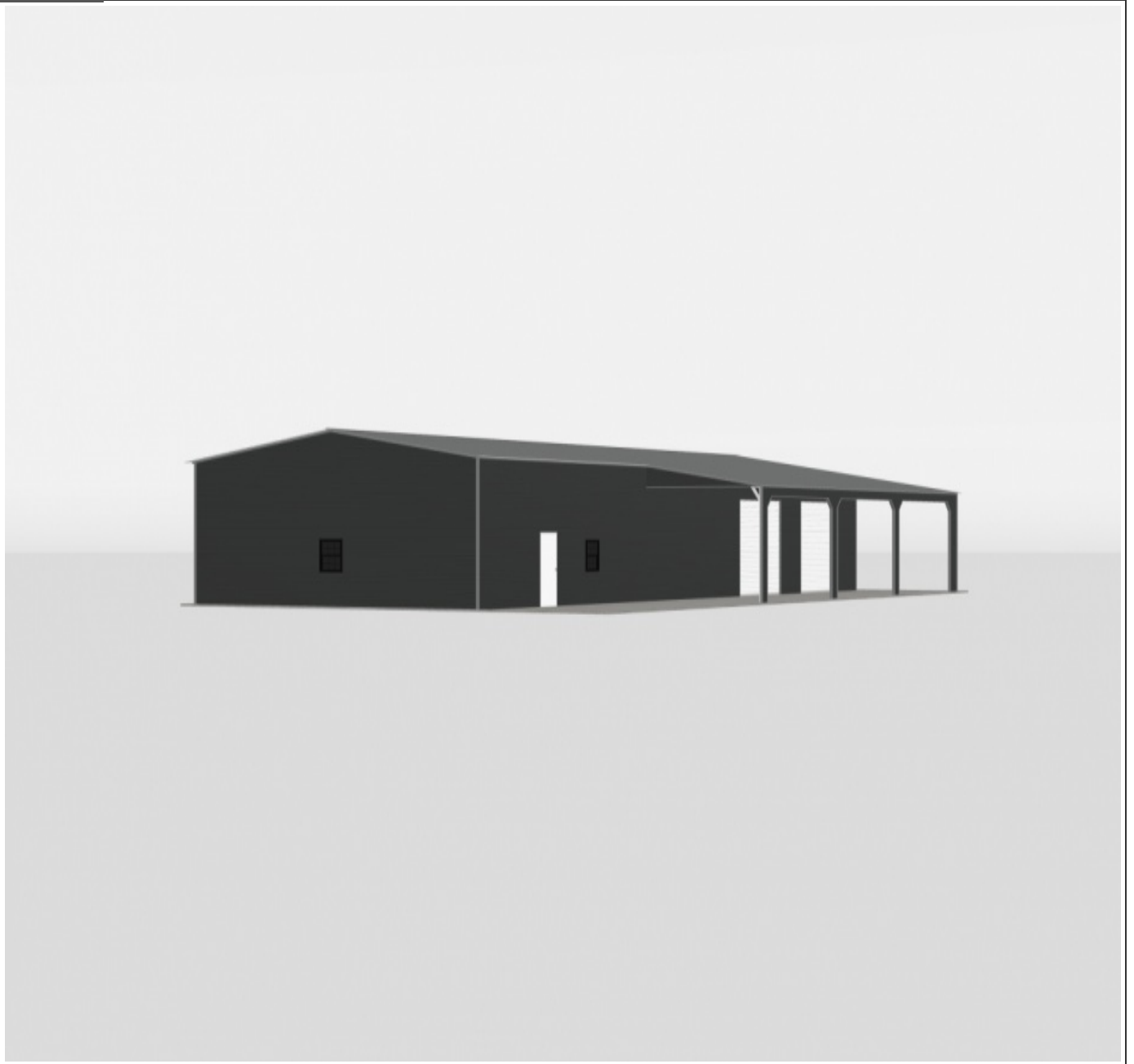
I am applying for a permit to construct a metal building at the rear of my property located at 1432 Mt Gilead Rd. The building will be 80 feet by 30 feet with a height of 13 feet at roof ridge. I am also wanting to put a front entrance overhang which is included in the building design. The size of the entrance overhang is 12 x 50 x 11. This building will be my personal hobby workshop to store some old cars that I have. I will not be running a business or doing any work for hire.

I was informed by Alexis Russell that my property was located in SF-36 zoning district, which requires a 15-foot setback from the property line. I would like to request a variance for a 5-foot setback from the property line. I do understand the setback for a new home as this would allow for a rear yard. My workshop will have no windows or doors at the rear of the building which is detailed in the design renderings. The 15 feet will be just wasted space. With a 5-foot setback no doors or windows at the rear of the building I believe it will give my neighbors much more privacy.

Thank you for your consideration

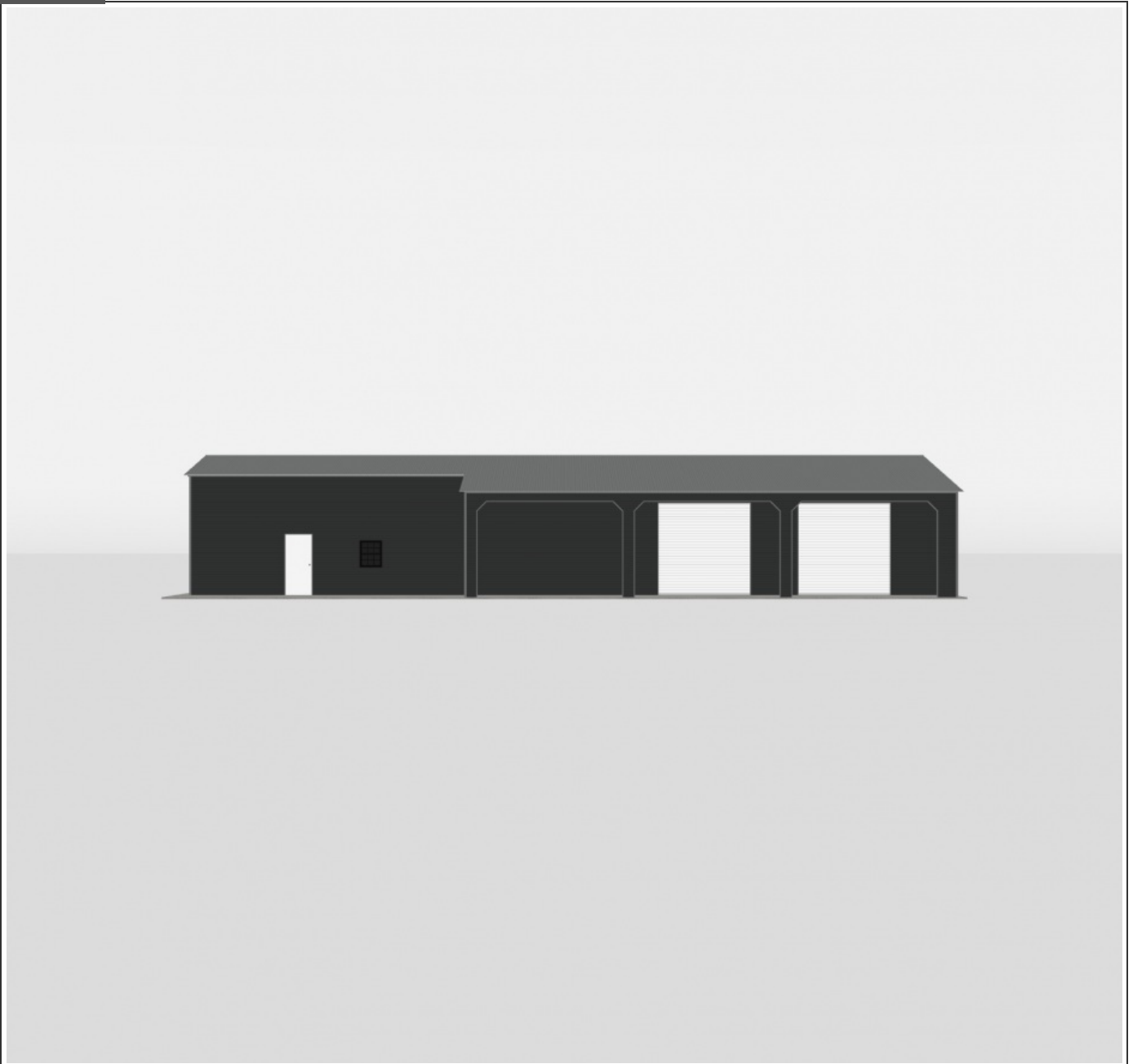
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BUILDING VIEW



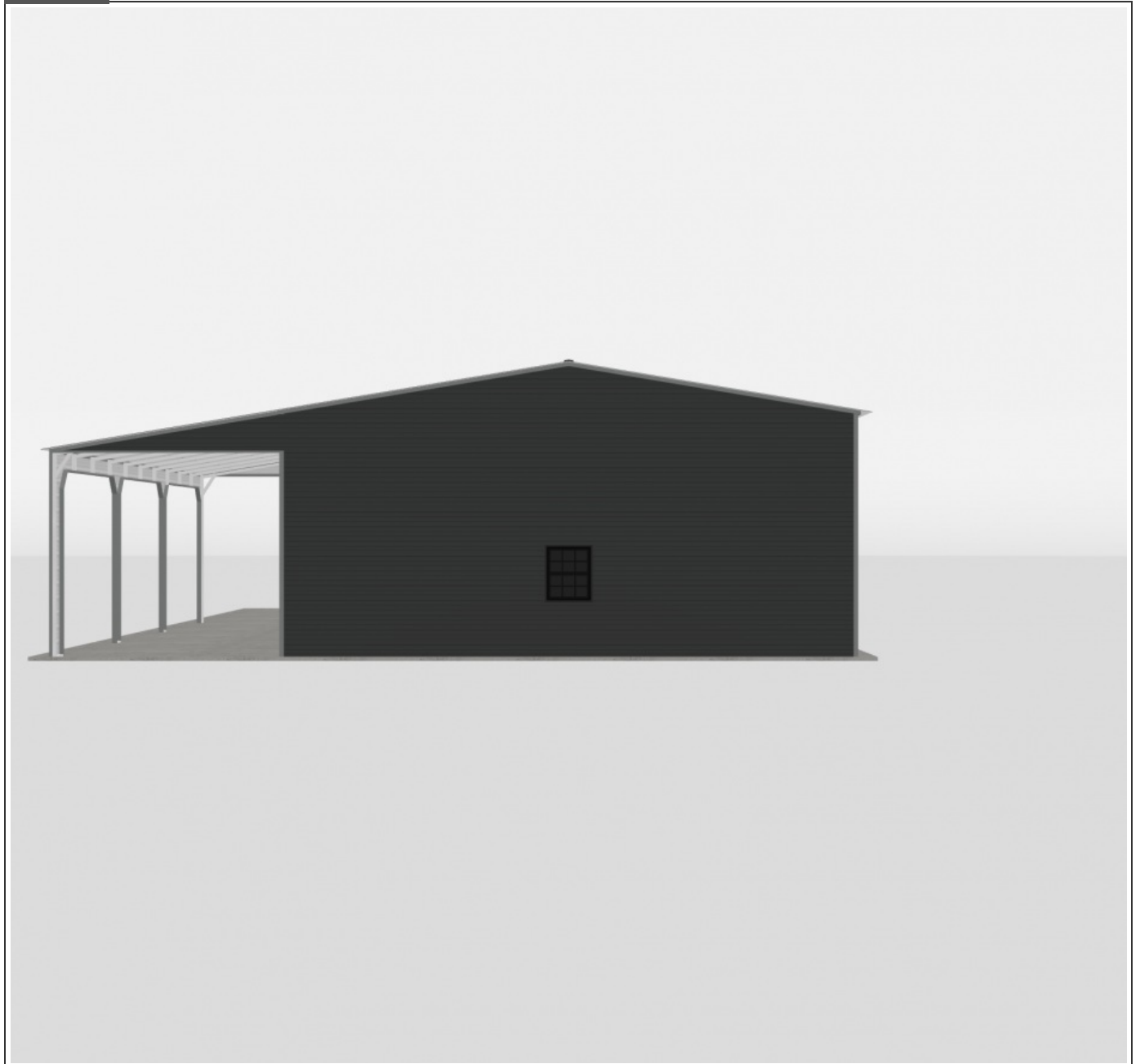
VIEW IMAGE 1

BUILDING VIEW



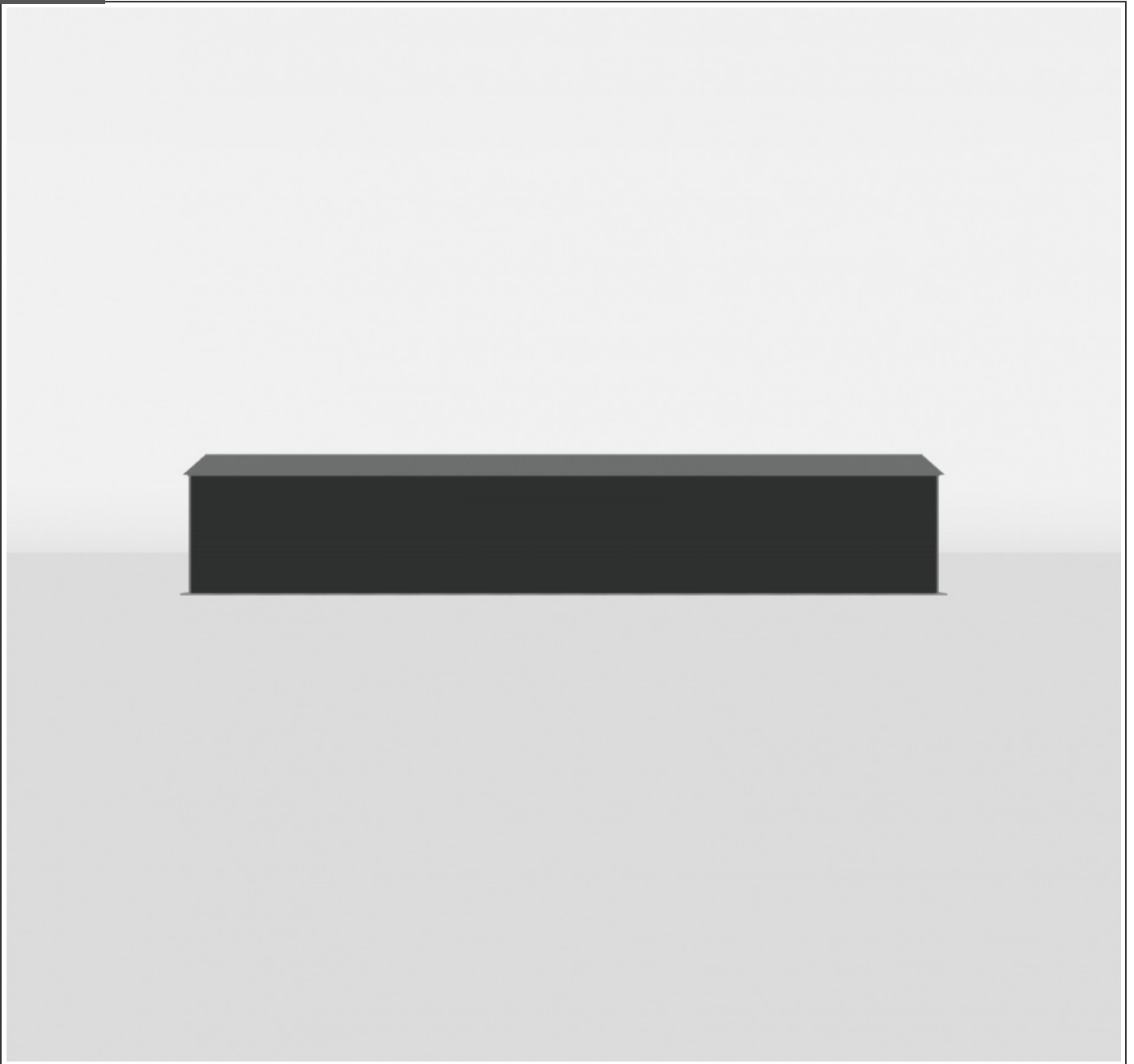
VIEW IMAGE 2

BUILDING VIEW



VIEW IMAGE 3

BUILDING VIEW



VIEW IMAGE 4

ONE THOUSAND OAKS
VOL. 388-81, PG. 30

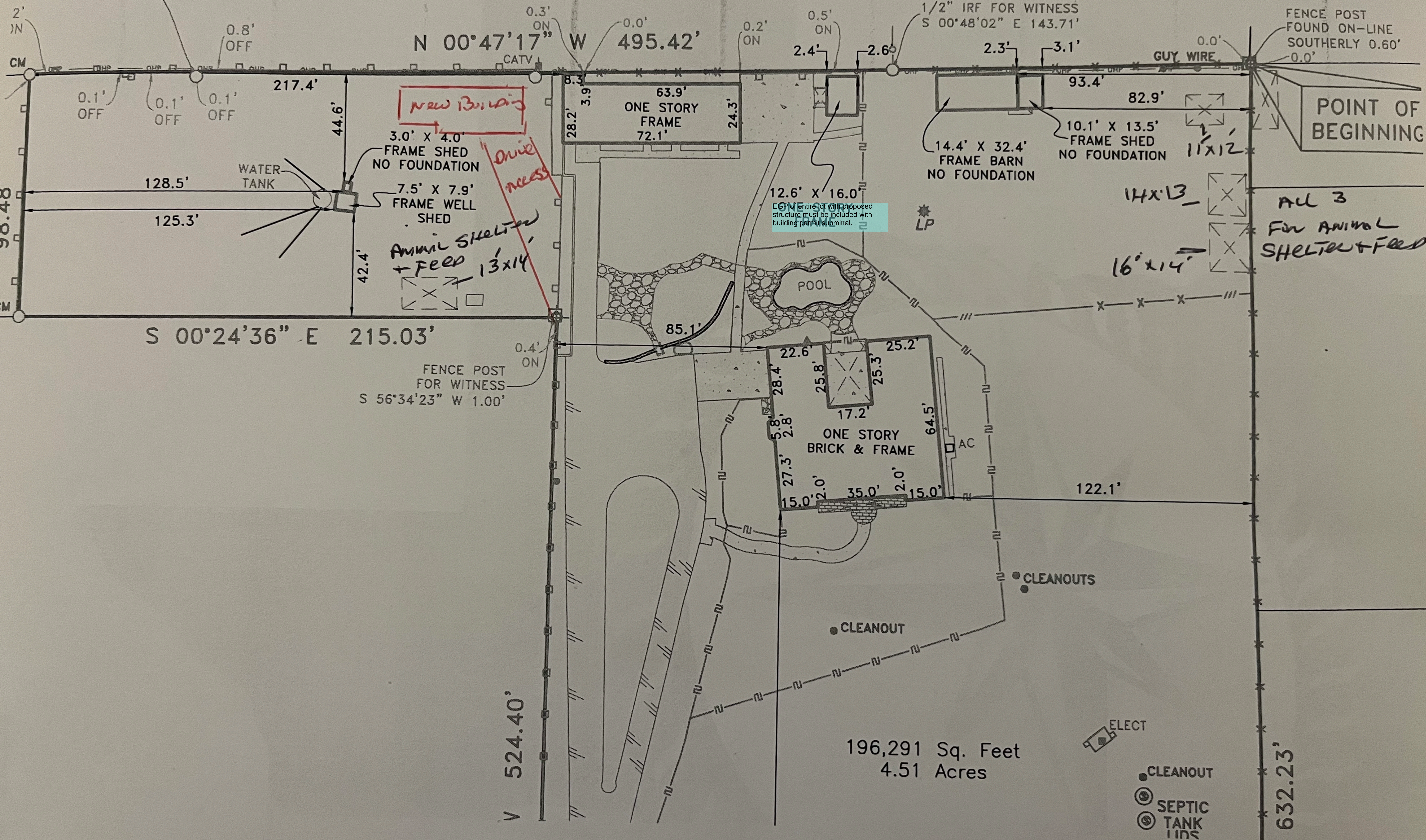
IRF FOR WITNESS
10°47'33" E 69.05'

N 00°47'17" W 495.42'

1/2" IRF FOR WITNESS
S 00°48'02" E 143.71'

FENCE POST
FOUND ON-LINE
SOUTHERLY 0.60'
0.0'

POINT OF
BEGINNING



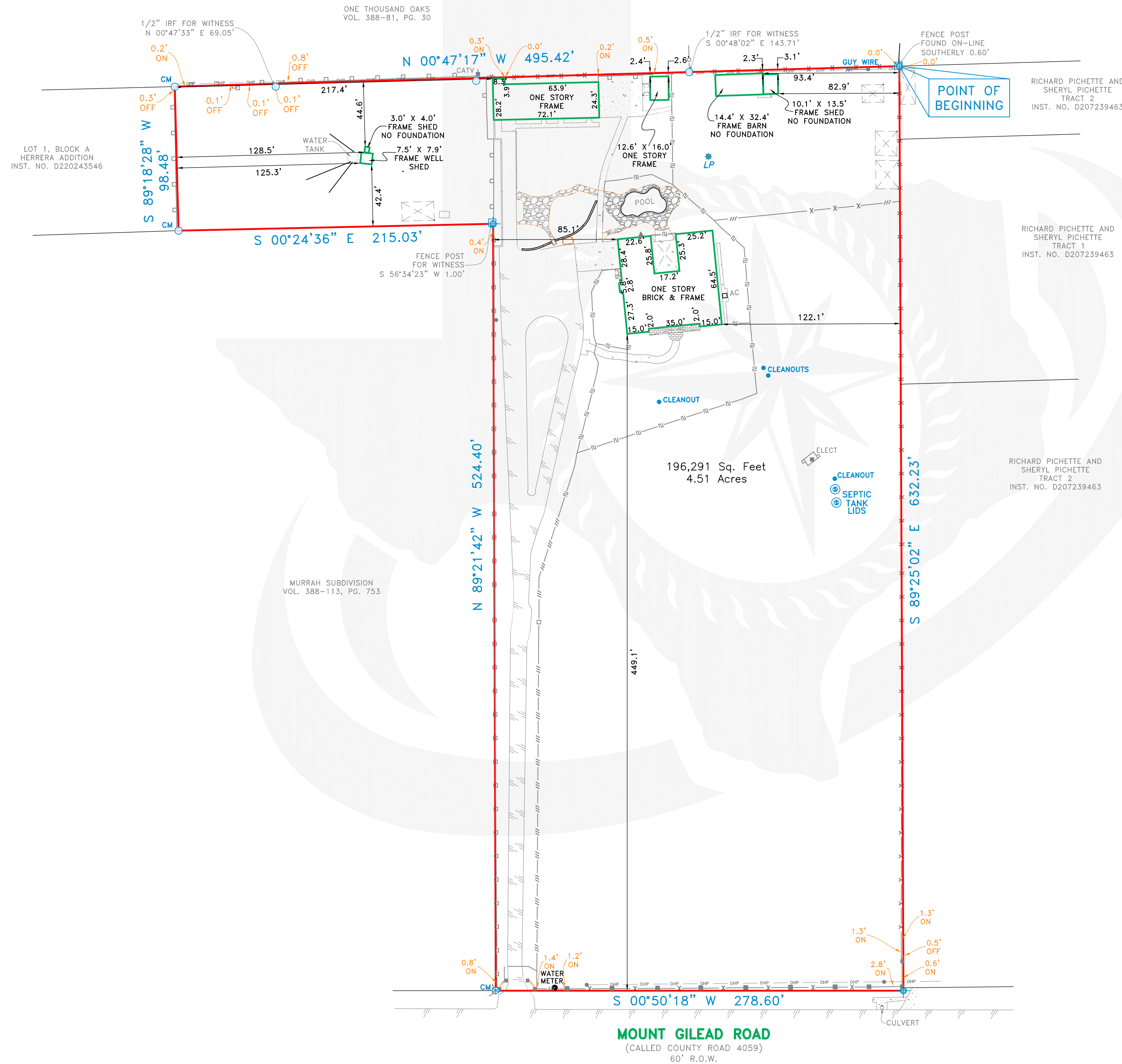
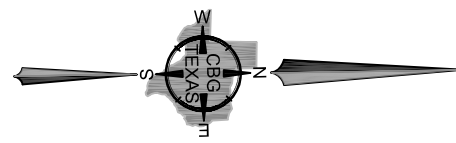
ECP of entire lot with proposed structure must be included with building permit submittal.

ALL 3
FOR ANIMAL
SHELTER + FEED

196,291 Sq. Feet
4.51 Acres

● CLEANOUT
● SEPTIC TANK LINS

0 50 100 150



1432 Mount Gilead Road

Being a tract of land situated in the Daniel Barcroft Survey, Abstract No. 141, City of Keller, Tarrant County, Texas, same being that tract of land conveyed to Richard Hunter and Judith Hunter, by deed recorded in Instrument No. D211086862, Official Public Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner, said corner being the Southwest corner of that tract of land conveyed to Richard Pichette and Sheryl Pichette (Tract 2), by deed recorded in Instrument No. D207239463, Official Public Records of Tarrant County, Texas, and lying along the East line of One Thousand Oaks, an addition in Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-81, Page 30, of the Plat Records of Tarrant County, Texas, from which a fence post found on-line bears in a Southerly direction, at a distance of 0.60 feet for reference, and a 1/2 inch iron rod found bears South 00 degrees 48 minutes 02 seconds East, a distance of 143.71 feet for witness;

THENCE South 89 degrees 25 minutes 02 seconds East, along the South line of said Pichette tract (Tract 2), a distance of 632.23 feet to a point for corner said corner being the Southeast corner of aforesaid Pichette tract (Tract 2), and lying along the West line of Mount Gilead Road (60 foot right-of-way);

THENCE South 00 degrees 50 minutes 18 seconds West, along said West line of Mount Gilead Road, a distance of 278.60 feet to a 5/8 inch iron rod found for corner, said corner being the Northeast corner of John Murrah Subdivision, an addition to the City of Keller, Tarrant County, Texas, according to the Map or Plat thereof recorded in Volume 388-113, Page 753, Plat Records, Tarrant County, Texas;

THENCE North 89 degrees 21 minutes 42 seconds West, along the North line of said Murrah Subdivision, a distance of 524.40 feet to a point for corner;

THENCE South 00 degrees 24 minutes 36 seconds East, along the West line of said Murrah Subdivision, a distance of 215.03 feet to a 1/2 inch iron rod found for corner, said corner being the Northeast corner of Lot 1, Block A of Herrera Addition, an addition in Tarrant County, Texas, according to the Map or Plat thereof recorded in Instrument No. D220243546, Map or Plat Records, Tarrant County, Texas;

THENCE South 89 degrees 18 minutes 28 seconds West, along the North line of said Lot 1, Block A of Herrera Addition, a distance of 98.48 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of aforesaid Lot 1, Block A of Herrera Addition, and lying along the aforementioned East line of One Thousand Oaks, from which a 1/2 inch iron rod found bears North 00 degrees 47 minutes 33 seconds East, a distance of 69.05 feet for witness;

THENCE North 00 degrees 47 minutes 17 seconds West, along said East line of One Thousand Oaks, a distance of 495.42 feet to the POINT OF BEGINNING and containing 196,291 square feet or 4.51 acres of land.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to Robert Mueller, Lisa Diamond, and Capital Title Company, in connection with the transaction described in G.F. No. 24-817055-CG that, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; 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. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 28th day of August, 2024

Signature of Robert P. Stenback, Registered Professional Land Surveyor



NOTE: According to the F.I.R.M. in Map No. 48439C0080K, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

ACCEPTED BY: SIGNATURE DATE SIGNATURE DATE

NOTES: BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE. EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.



Capital Title A Shaddock Company

Table with 3 columns: DATE, BY, NOTES. Includes a REVISIONS section.

LEGEND table listing symbols for various survey features like iron rods, fences, and utilities.

CBG logo and contact information for Capital Title Company, including address and phone numbers.

METES AND BOUNDS title block with survey details: DANIEL BARCROFT SURVEY, ABSTRACT NO. 141, TARRANT COUNTY, TEXAS, 1432 MOUNT GILEAD ROAD.