

**SPECIFIC USE PERMIT (SUP) APPLICATION**

**SECTION 1. APPLICANT/OWNER INFORMATION**  
Please Print or Type

Applicant/Developer: Christopher Reid Clay  
Street Address: 404 S. Pearson Lane  
City: Keller State: Tx Zip: 76248  
Telephone: 814-773-7795 Fax: \_\_\_\_\_ E-mail: r.clay@prime-contrab.com  
Applicant's Status: (Check One) Owner  Tenant  Prospective Buyer

Property Owner must sign the application or submit a notarized letter of authorization.

Owner: Randal B. Snow  
Street Address: 6140 Walnut Dr.  
City: Ft. Worth State: Tx Zip: 76114  
Telephone: 817-551-0300 Fax: \_\_\_\_\_ E-mail: rsnow@bgs.com  
Signature of Applicant: [Signature] Signature of Owner: [Signature] Printed Name of Owner: Randal B. Snow  
Date: 2/8/21 Date: 2/8/21

**SECTION 2. PERMIT REQUEST INFORMATION**

Property Location:  
Legal Description:  
Lot(s): \_\_\_\_\_ Block(s): \_\_\_\_\_ Subdivision Name: \_\_\_\_\_  
Unplatted Property Description:  
Abstract Name & Number: \_\_\_\_\_ Tract Number(s): \_\_\_\_\_  
If property is not platted, please attach a map and bounds description.  
Current Zoning: \_\_\_\_\_ Proposed Zoning: \_\_\_\_\_  
Current Use of Property: \_\_\_\_\_  
Proposed Use of Property: \_\_\_\_\_

Signature Applicant [Signature]  
Date: 2/8/21



### SPECIFIC USE PERMIT (SUP) APPLICATION

#### SECTION 1. APPLICANT/OWNER INFORMATION Please Print or Type

Applicant/Developer: Christopher Reid Clay  
Street Address: 404 S. Pearson Lane  
City: Keller State: Tx Zip: 76248  
Telephone: 214-733-7785 Fax: \_\_\_\_\_ E-mail: r.clay@prism-controls.com  
Applicant's Status: (Check One) Owner  Tenant  Prospective Buyer

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Owner: Randal B. Snow  
Street Address: 6140 Walnut Dr.  
City: Ft. Worth State: Tx Zip: 76114  
Telephone: 817-551-0300 Fax: \_\_\_\_\_ E-mail: randb@gnl.com  
Signature of Applicant: \_\_\_\_\_ Signature of Owner: Randal B. Snow Printed Name of Owner  
Date: \_\_\_\_\_ Date: 2/6/21

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Current Zoning: \_\_\_\_\_ Proposed Zoning: \_\_\_\_\_  
Current Use of Property: \_\_\_\_\_  
Proposed Use of Property: \_\_\_\_\_

## PROJECT NARRATIVE (404 S. Pearson Ln.)

This is a request for Specific Use Permit for the use of a temporary modular home at 404 South Pearson Lane, Keller TX.

As the prospective buyer of the property, this application seeks approval for the temporary use of modular home for the purposes of living and overseeing construction of a permanent home structure. The temporary home will be roughly 16' x 60' and will be placed approximately 200ft off S. Pearson Ln. and between the existing residence and newly proposed home site.

This application for a specific use permit is being requested for a period of 18 months commencing upon approval of the City's permanent resident construction permit. Within the requested 18 months the new permanent residence will be constructed, and the temporary modular home will be removed from the property.

The proposed home will be a single-story structure, roughly 3,000 to 3,500 Sqft with a two-bay attached garage.

The time frame to start the construction process on the new home site would be mid to late Spring 2021.

Please see attached PDF of proposed location for the temporary modular home and permanent structure.



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BEING A 1.995 ACRE TRACT OF LAND SITUATED IN THE D. E. ELSTON SURVEY, ABSTRACT NO. 498, TARRANT COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO RANDAL B. SNOW AND DEBORA K. SNOW, AS RECORDED IN INSTRUMENT NO. D211105855, OFFICIAL RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

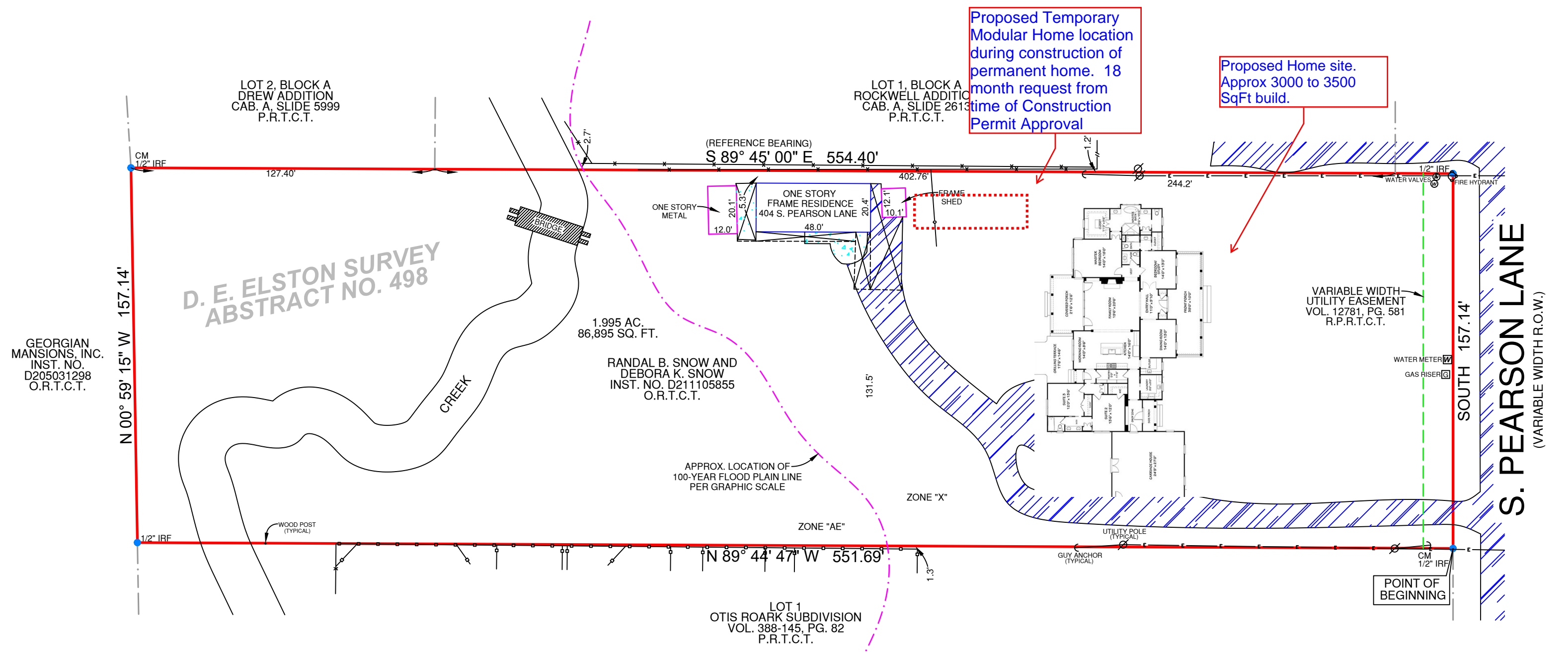
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THENCE NORTH 89° 44' 47" WEST, A DISTANCE OF 551.69 FEET ALONG THE COMMON LINE OF SAID SNOW TRACT AND SAID LOT 1 TO A 1/2-INCH IRON ROD FOUND AT THE COMMON WEST CORNER OF SAID SNOW TRACT AND SAID LOT 1, SAID IRON ROD BEING ON THE EAST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO GEORGIAN MANSIONS, INC., AS RECORDED IN INSTRUMENT NO. D205031298, AFORESAID OFFICIAL RECORDS;

THENCE NORTH 00° 59' 15" WEST, A DISTANCE OF 157.14 FEET ALONG THE COMMON LINE OF SAID SNOW AND GEORGIAN TRACTS TO A 1/2-INCH IRON ROD FOUND AT THE COMMON WEST CORNER OF SAID SNOW TRACT AND LOT 2, BLOCK A, OF DREW ADDITION, AN ADDITION TO THE CITY OF KELLER, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 2613, SAID PLAT RECORDS;

THENCE SOUTH 89° 45' 00" EAST ALONG THE COMMON LINE OF SAID SNOW TRACT AND SAID LOT 2, PASSING THE COMMON SOUTH CORNER OF SAID LOT 2 AND LOT 1, BLOCK A, OF ROCKWELL ADDITION, AN ADDITION TO THE CITY OF KELLER, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 2613, SAID PLAT RECORDS, AT A DISTANCE OF 127.40 FEET AND CONTINUING ALONG THE COMMON LINE OF SAID SNOW TRACT AND SAID LOT 1, PASSING THE SOUTHEAST CORNER OF SAID LOT 1 AT A DISTANCE OF 530.16 FEET AND CONTINUING ALONG THE NORTH LINE OF SAID SNOW TRACT A TOTAL DISTANCE OF 554.40 FEET TO A 1/2-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID SNOW TRACT, SAID IRON ROD BEING ON THE AFORESAID WEST LINE OF S. PEARSON LANE;

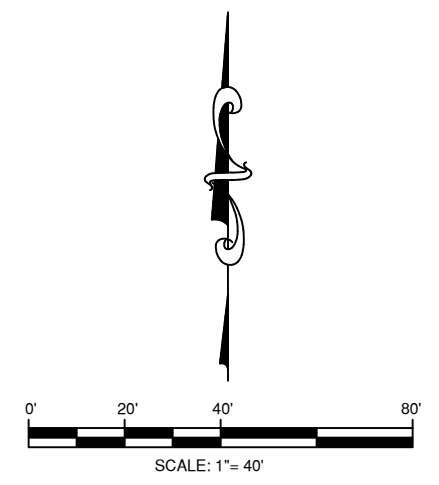
THENCE SOUTH, A DISTANCE OF 157.14 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING AND CONTAINING 86,895 SQUARE FEET OR 1.995 ACRES OF LAND.



**FEMA NOTE**  
 FLOOD INFORMATION:  
 A PORTION OF THE SUBJECT PROPERTY APPEARS TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "AE, X" RATING AS SHOWN BY MAP NO. 48439C0090 L, DATED MARCH 21, 2019.

**SURVEYOR'S CERTIFICATION:**  
 THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY ONLY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED DEED REFERENCED HEREON.

**GENERAL NOTES**  
 1.) THE BASIS OF BEARINGS FOR THIS SURVEY WAS DERIVED FROM DATA PROVIDED IN THE RECORDED DEED.  
 2.) THERE ARE NO VISIBLE CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN. FENCES MAY BE MEANDERING.  
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 8.) SYMBOLS AS SHOWN IN THE LEGEND ARE NOT TO SCALE AND MAY HAVE BEEN MOVED FROM THE ACTUAL HORIZONTAL LOCATION FOR CLARITY.

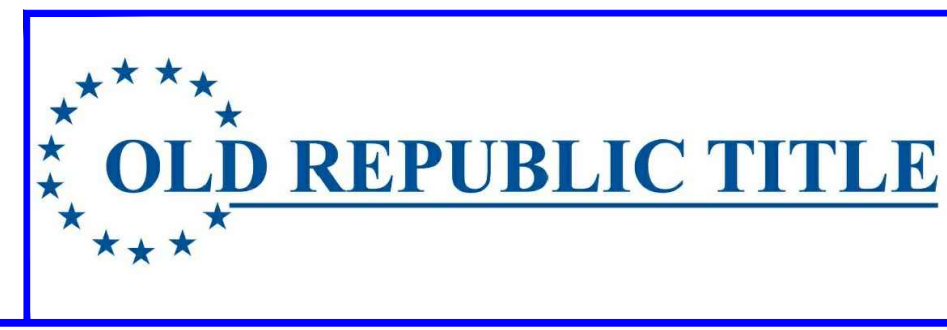


**404 S. PEARSON LANE  
 CITY OF KELLER  
 TARRANT COUNTY, TEXAS**

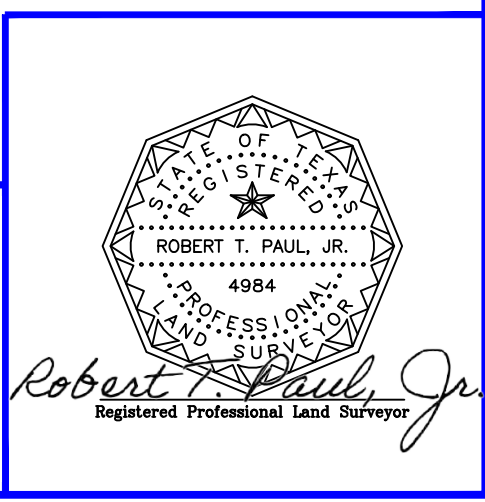
GF#: 5150017326  
 BORROWER: CHRISTOPHER CLOY AND LAUREN CLOY  
 TITLE CO.: OLD REPUBLIC TITLE  
 PREMIER JOB #: 20-10539  
 TECH: MSP      DATE: 01/12/21  
 FIELD: JS      FIELD DATE: 01/08/21



CONCRETE	WOOD FENCE
BRICK	CHAIN LINK FENCE
ASPHALT	WROUGHT IRON FENCE
WOOD	BARB WIRE FENCE
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	STAMPED "PREMIER SURVEYING"
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**Premier**  
 Surveying LLC  
 5700 W. Plano Parkway  
 Suite 1200  
 Plano, Texas 75093  
 Office: 972-612-3601  
 Fax: 855-892-0468  
 Firm Registration No. 10146200



## PROJECT NARRATIVE (404 S. Pearson Ln.)

This is a request for Specific Use Permit for the renovations of the existing one-story framed structure located at 404 S. Pearson Ln.

As the prospective buyer of the property, this application seeks approval to renovate the existing one-story framed structure for the use of a Mother-in-Law suite. The said structure is approximately 48 x 20.4 totaling 980 Sqft per the provided survey with two detached utility sheds. As part of the renovations the residence will possibly be taken down to the stud's depending on the current condition of the frame. The existing plumbing as well as electrical will need to be evaluated and upgraded if not up to the current code requirements. The exterior of the structure will also be upgraded with new siding, windows drainage gutters etc. Also, as part of the renovations the existing 10' x12' framed shed will be demolished and removed from the property for parking use and to comply with the City's guidelines for accessory buildings

The time line to start on these renovations would be around mid to late summer of 2021.



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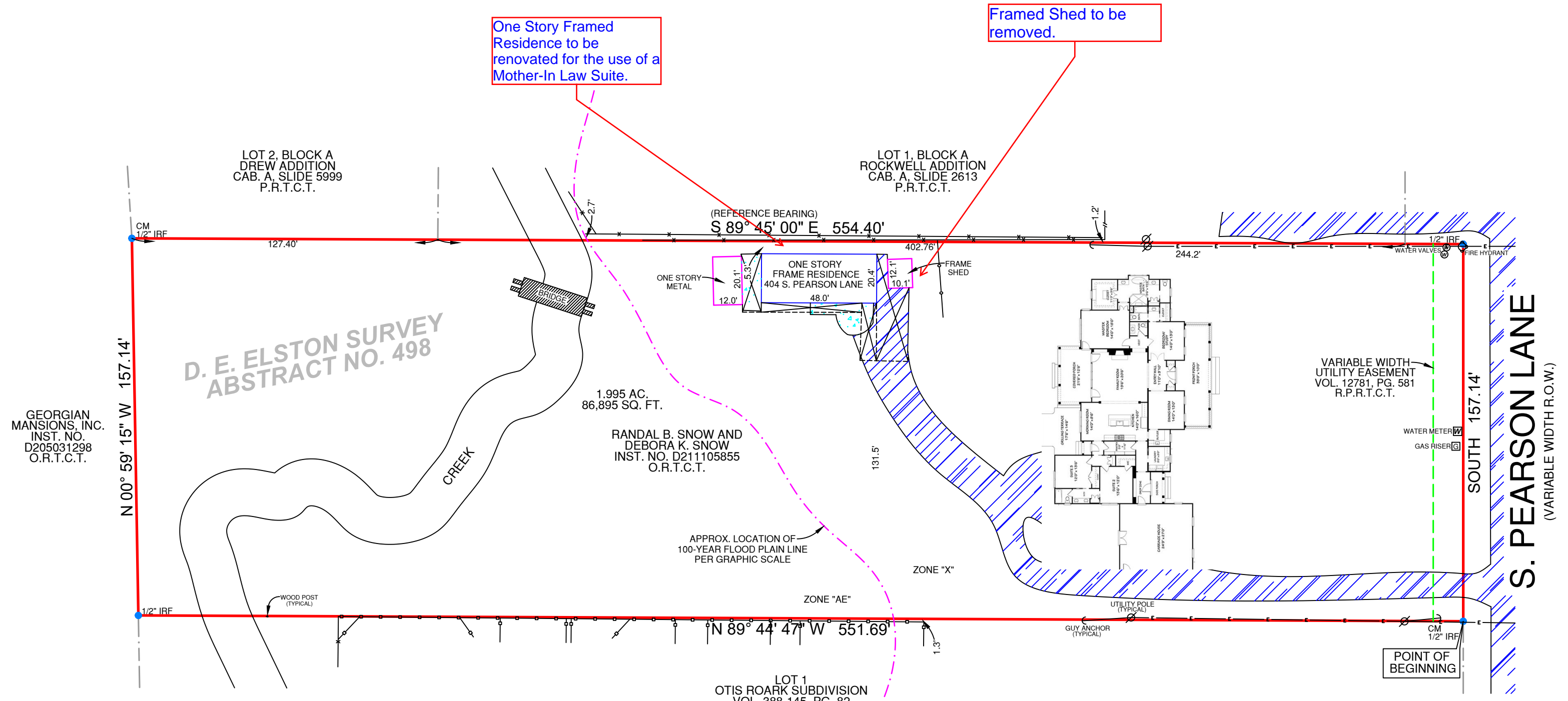
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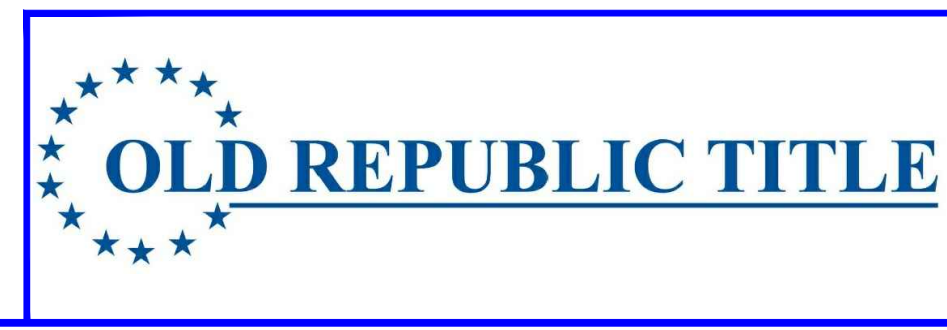
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**Premier**  
 Surveying LLC  
 5700 W. Plano Parkway  
 Suite 1200  
 Plano, Texas 75093  
 Office: 972-612-3601  
 Fax: 855-892-0468  
 Firm Registration No. 10146200

