



### SPECIFIC USE PERMIT (SUP) APPLICATION

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

Applicant/Developer: BRIAN MOROVITZ  
 Street Address: 608 NORMA LANE  
 City: KELLER State: TX Zip: 76248  
 Telephone: 636-439-9008 Fax: \_\_\_\_\_ E-mail: brianmorovitz@yahoo.com  
 Applicant's Status: (Check One) Owner  Tenant  Prospective Buyer

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

Owner: BRIAN MOROVITZ  
 Street Address: 608 NORMA LANE  
 City: KELLER State: TX Zip: 76248  
 Telephone: 636-439-9008 Fax: \_\_\_\_\_ E-mail: brianmorovitz@yahoo.com  
 Signature of Applicant: [Signature] Signature of Owner: [Signature] Printed Name of Owner: \_\_\_\_\_  
 Date: 11-29-21 Date: 11-29-21

#### SECTION 2. PERMIT REQUEST INFORMATION

Property Location: 608 NORMA LANE  
 Legal Description:  
 Lot(s): 2+3 Block(s): 2 Subdivision Name: HARVEL'S ADDITION  
 Unplatted Property Description:  
 Abstract Name & Number: \_\_\_\_\_ Tract Number(s): \_\_\_\_\_  
*If property is not platted, please attach a metes and bounds description.*  
 Current Zoning: \_\_\_\_\_ Proposed Zoning: \_\_\_\_\_  
 Current Use of Property: Residential  
 Proposed Use of Property: Residential + horse boarding

December 30, 2021

To: Keller City Council

I kindly request a Specific Use Permit to board horses on my property located at 608 Norma Lane, Keller TX 76248.

The property is 2.98 acres (survey and tract information attached) fenced, has road access and a barn.

Due to the size of the property I will not board more than 2 horses.

Horse owners and visitors will be parking on the property and not the street to avoid congestion.

Boarders will be allowed to access the property and care for their horses between 6 AM and 10 PM or out of hours for emergency purposes.

Owners of all horses on the property will be required to show evidence of proper medical care and vaccinations.

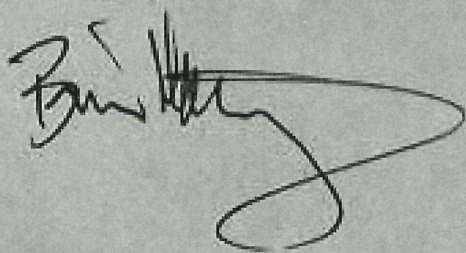
With proper documented, self-insurance horse owners will be allowed to ride their horses on the property and offer 1-1 lessons.

Individuals accessing the property will be required to follow the barn rules and sign a hold-harmless agreement.

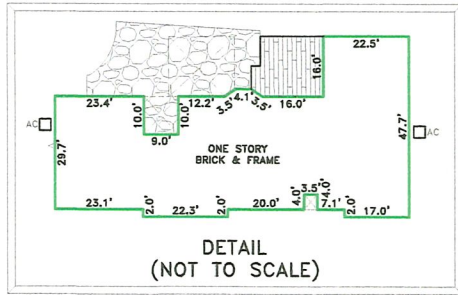
Please let me know if you have any additional questions or information requirements.

Thank you for your consideration.

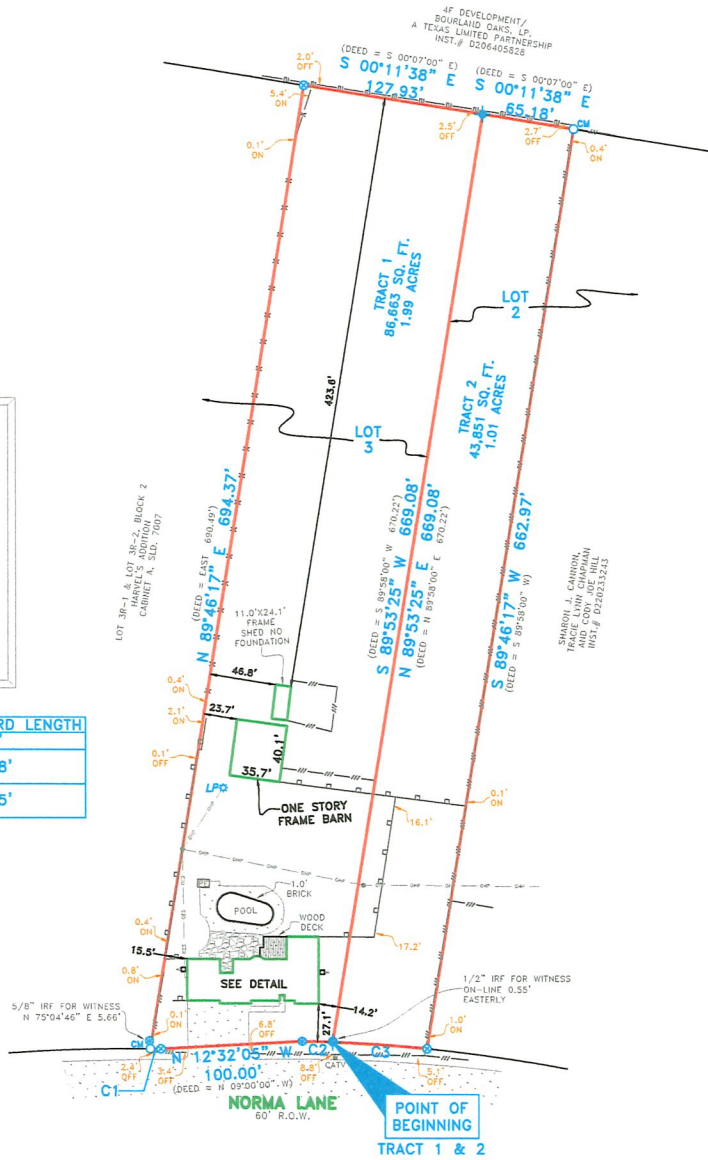
Brian Morovitz  
PH: 636-439-9008  
brianmorovitz@yahoo.com

A handwritten signature in black ink, appearing to read "Brian Morovitz", with a large, stylized flourish at the end.

Valero Title, Inc.



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	7.52'	1207.02'	00°21'25"	N 08°36'06" W	7.52'
C2	21.58'	1123.23'	01°06'03"	N 07°41'17" W	21.58'
C3	66.86'	1123.23'	03°24'37"	N 05°25'57" W	66.85'



608 Norma Lane

**TRACT 1:**  
Being a portion of Lot 3, Block 2, HARVEL'S ADDITION, an Addition to Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-19, Page 43, Map Records of Tarrant County, Texas, some being a Tract (referred to as Tract 1) of land conveyed to Brian J. Moravitz, a married man, by deed recorded in Instrument Number D213027842, 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 lying along the East line of Norma Lane (60 foot right-of-way), and being the Northwest corner of said Moravitz tract (referred to as Tract 2), and being the beginning of a non-tangent curve turning to the left, with a radius of 1123.23 feet, a delta angle of 01 degree 06 minutes 03 seconds, a chord bearing of North 07 degrees 41 minutes 17 seconds West, and a chord length of 21.58 feet, from which a 1/2 inch iron rod found bears on-line in an Easterly direction a distance of 0.55 feet for witness;

THENCE along said curve to the left, along the said East line of Norma Lane, an arc length of 21.58 feet to a 5/8 inch iron rod found for corner;

THENCE North 12 degrees 32 minutes 05 seconds West, along the said East line of Norma Lane, a distance of 100.00 feet to a 1/2 inch iron rod set stamped "CBG Surveying" for corner, and being the beginning of a non-tangent curve turning to the left, with a radius of 1207.02 feet, a delta angle of 00 degrees 21 minutes 25 seconds, a chord bearing of North 08 degrees 36 minutes 06 seconds West, and a chord length of 7.52 feet;

THENCE along said curve to the left, along the said East line of Norma Lane, an arc length of 7.52 feet to a 1/2 inch iron rod found for corner, said corner being the Southwest corner of Lot 3R-1 and Lot 3R-2, Block 2, of Harvel's Addition, an Addition to Tarrant County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 7007, Map Records of Tarrant County, Texas, from which a 5/8 inch iron rod found bears North 75 degrees 04 minutes 46 seconds East a distance of 5.66 feet for witness;

THENCE North 89 degrees 46 minutes 17 seconds East, along the South line of said Harvel's Addition (A/7007), a distance of 694.37 feet to a 1/2 inch iron rod set stamped "CBG Surveying" for corner, and being the beginning of a non-tangent curve turning to the left, with a radius of 1123.23 feet, a delta angle of 03 degrees 24 minutes 37 seconds West, and a chord length of 66.86 feet;

THENCE South 00 degrees 11 minutes 38 seconds East, along the said West line of 4F Development/Bourland Oaks, LP tract, a distance of 127.93 feet to a point for corner, said corner being the Northeast corner of said Moravitz tract (Tract 2);

THENCE South 89 degrees 53 minutes 25 seconds West, along the North line of said Moravitz tract (Tract 2), a distance of 66.08 feet to the POINT OF BEGINNING and containing 86,663 square feet or 1.99 acres of land.

**TRACT 2:**

Being a portion of Lot 2, Block 2, HARVEL'S ADDITION, an Addition to Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-19, Page 43, Map Records of Tarrant County, Texas, some being a Tract (referred to as Tract 2) of land conveyed to Brian J. Moravitz, a married man, by deed recorded in Instrument Number D213027842, Official Public Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

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THENCE North 89 degrees 53 minutes 25 seconds East, along the South line of said Moravitz tract (Tract 1), a distance of 66.08 feet to a point for corner, said corner being the Southeast corner of said Moravitz tract (Tract 2), and lying on the West line of a tract of land conveyed to 4F Development/Bourland Oaks, LP, a Texas Limited partnership, by deed recorded in Instrument Number D206405828, Official Public Records of Tarrant County, Texas;

THENCE South 00 degrees 11 minutes 38 seconds East, along the said West line of 4F Development/Bourland Oaks, LP tract, a distance of 65.18 feet to a 1/2 inch iron rod found for corner, said corner being the Northeast corner of a tract of land conveyed to Sharon J. Cannon, Tracie Lynn Chapman, and Cody Joe Hill, by deed recorded in Instrument Number D22023245, Official Public Records of Tarrant County, Texas;

THENCE South 89 degrees 46 minutes 17 seconds West, along the North line of said Cannon/Chapman/Hill tract, a distance of 62.57 feet to a 1/2 inch iron rod set stamped "CBG Surveying" for corner, said corner being the Northwest corner of said Cannon/Chapman/Hill tract and lying on the aforementioned East line of Norma Lane, and being the beginning of a non-tangent curve turning to the left, with a radius of 1123.23 feet, a delta angle of 03 degrees 24 minutes 37 seconds, a chord bearing of North 05 degrees 25 minutes 57 seconds West, and a chord length of 66.85 feet;

THENCE along said curve to the left, along the said East line of Norma Lane, an arc length of 66.86 feet to the POINT OF BEGINNING and containing 43,851 square feet or 1.01 acres of land.

**SURVEYOR'S CERTIFICATE**

The undersigned Registered Professional Land Surveyor (Todd Fincher) hereby certifies to Brian John Moravitz, Texas Partners Bank, and Valero Title, in connection with the transaction described in O.G. No. 21-61272 tract, (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 as so 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.

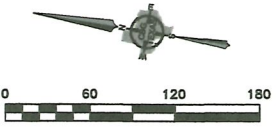
Executed this 16th day of November, 2021

*Todd Fincher*  
Todd Fincher  
Registered Professional Land Surveyor No. 5633



ACCEPTED BY: \_\_\_\_\_ SIGNATURE DATE SIGNATURE DATE

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.



NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOL. 388-19, PG. 43

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

REVISIONS		
DATE	BY	NOTES

LEGEND	
○	CONTROLLING MONUMENT
○	1/2" IRON ROD FOUND
○	1" IRON PIPE FOUND
○	FENCE POST CORNER
○	"x" FOUND / SET
○	5/8" ROD FOUND
○	OVERHEAD ELECTRIC
○	OVERHEAD ELECTRIC POWER POLE
○	POINT FOR CORNER
○	GRAVEL/ROCK ROAD OR DRIVE
○	POOL EQUIPMENT
○	COLUMN
○	AIR CONDITIONING
○	FIRE HYDRANT
○	OVERHEAD ELECTRIC SERVICE
○	OVERHEAD POWER LINE
○	CONCRETE PAVING
○	DOUBLE SIDED WOOD FENCE
○	ASPHALT PAVING
○	CHAIN LINK FENCE
○	WOOD FENCE
○	0.5" WIDE TYPICAL BARRIED WIRE
○	IRON FENCE
○	PVC FENCE
○	COVERED PORCH/DECK OR CARPORT

**CBG**  
SURVEYING TEXAS LLC

12025 Shiloh Road, Ste. 240  
Dallas, TX 75228  
P 214.349.9485  
F 214.349.2218  
Firm No. 10168800  
www.cbgtllo.com

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 60'	11/16/2021	2123762	SEE CERT.	CAJ

**METES AND BOUNDS**

PORTION OF LOTS 2 & 3, BLOCK 2, HARVEL'S ADDITION  
TARRANT COUNTY, TEXAS  
608 NORMA LANE



Street access via gate on Norma Lane



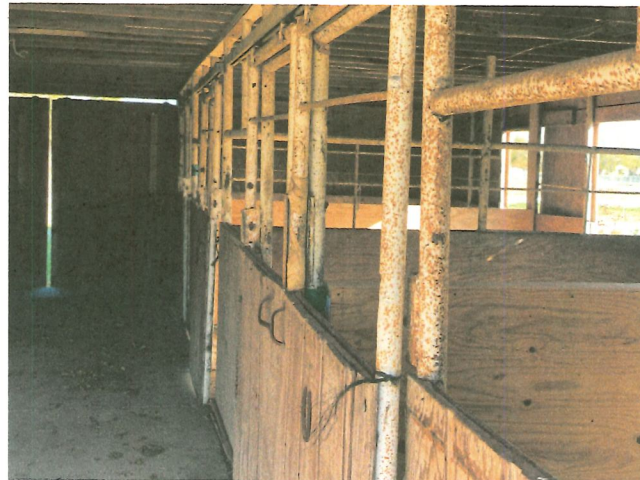
Pasture gate



Fenced pasture



Barn



Stalls, tack room and storage

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THENCE South 89 degrees 46 minutes 17 seconds West, along the North line of said Cannon/Chapman/Hill tract, a distance of 662.97 feet to a 1/2 inch iron rod set stamped "CBG Surveying" for corner, said corner being the Northwest corner of said Cannon/Chapman/Hill tract and lying on the aforementioned East line of Norma Lane, and being the beginning of a non-tangent curve

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**Stable Rules 608 Norma Lane, Keller, Texas 76248**

**November 30, 2021**

1. Visiting Hours are 6:00 AM to 10:00 PM
2. All Visitors need to sign a Hold Harmless Agreement prior to entering the property.
3. Supplemental hay / round bale must be available at all times for horses boarded on the property as pasture grazing is not sufficient to maintain health of the animals.
4. Pasture gate to be locked at all times.
  - a. Key to be provided for owners of horses boarded on property who are current with boarding fees
5. Barn ally to remain free of manure at all times
6. Stalls to be cleaned of manure 3X per week
7. Water to not be left running.
8. All trash to be removed from the property weekly (taken to curb by Sunday evening). One trash can to be provided in the barn for use.
9. No Drugs, Firearms or Weapons allowed on the property.

Acknowledged by:

Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_