



02-19-2026

**Re: 1526 Treehouse Lane South
Keller, Texas 76262**

To whom it may concern,

This letter is being rendered to request approval for a Specific Use Permit (SUP) for a new carport structure to be built at the afore-mentioned address.

New carport is required for the protection of the homeowners' existing pickup truck as they do not have room in the existing enclosed 2 car garage for the vehicle.

It is understood that we will need the (SUP) to apply for the actual building permit for said carport and are requesting that this process can be expedited as quickly as possible.

If any other information is required, please feel free to contact me at your leisure for any questions and or comments.

Sincerely,

**William "Rocky" Pataky
Texas Living**

O: (972) 922-7798

C: (817) 994-5953

E: [REDACTED]

SURVEY PLAT

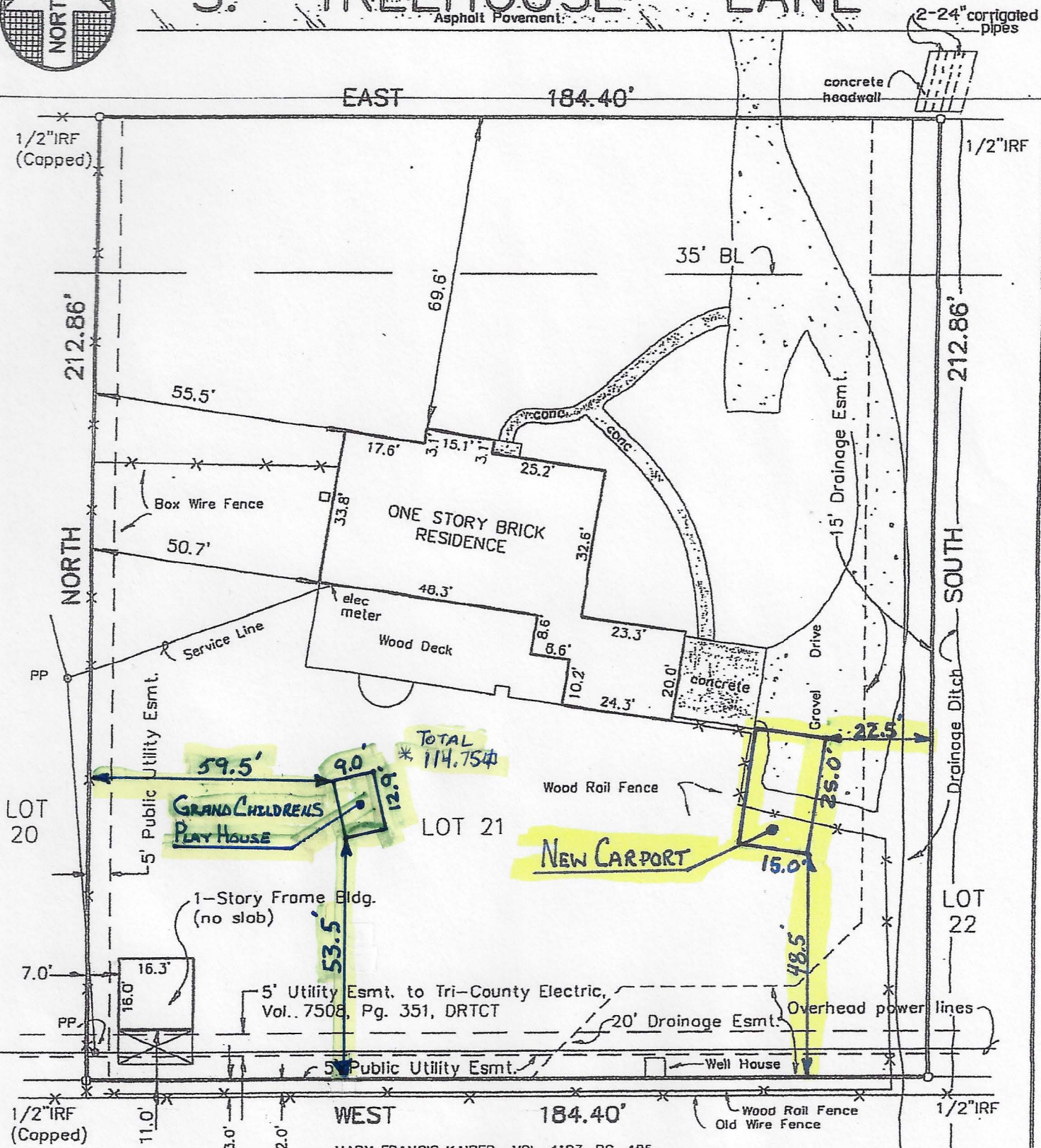
TO THE LIENHOLDERS AND/OR THE OWNERS AND PURCHASERS OF THE PREMISES SURVEYED:
This is to certify that I have, this date, made an on the ground survey of the property
located at 1526 S. Treehouse Lane, in the City of Keller, Texas, described as follows:
Lot 21, Block 1, of TREEHOUSE ADDITION, an Addition in Tarrant County, Texas, according to
the Plat thereof recorded in Volume 388-155, Page 54, Plot Records of Tarrant County,
Texas.

BASIS OF BEARINGS - SUBJECT PLAT



S. TREEHOUSE LANE

Asphalt Pavement



MARY FRANCIS KAIPER VOL. 4193, PG. 485

THIS SURVEY WAS PERFORMED IN CONNECTION WITH THE TRANSACTION DESCRIBED IN GF NO. 227849CVR OF COMMONWEALTH LAND TITLE COMPANY OF FORT WORTH. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.

FLOOD CERTIFICATE

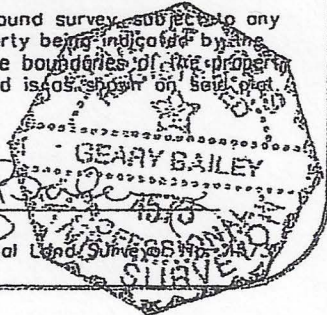
As determined by the FLOOD INSURANCE RATE MAPS for the City of Keller, the subject property Does Not lie within a Special Flood Hazard Area (100 Year Flood). Map date 8-2-95 Community Panel No.480602 0180H subject lot is located in Zone X.

The plot hereon is a true, correct and accurate representation of the property as determined by an on the ground survey, subject to any and all easements, reservations and restrictions that may be of record, the lines and dimensions of said property being indicated by the plot, the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property set back from property lines the distance incited, and the distance from the nearest intersection as indicated is as shown on said plot. There are no visible encroachments, conflicts, or protrusions except as shown.

BORROWER: Shumway
DATE: February 24, 1997
SCALE: 1" = 30'
GF NO.: 227849CVR

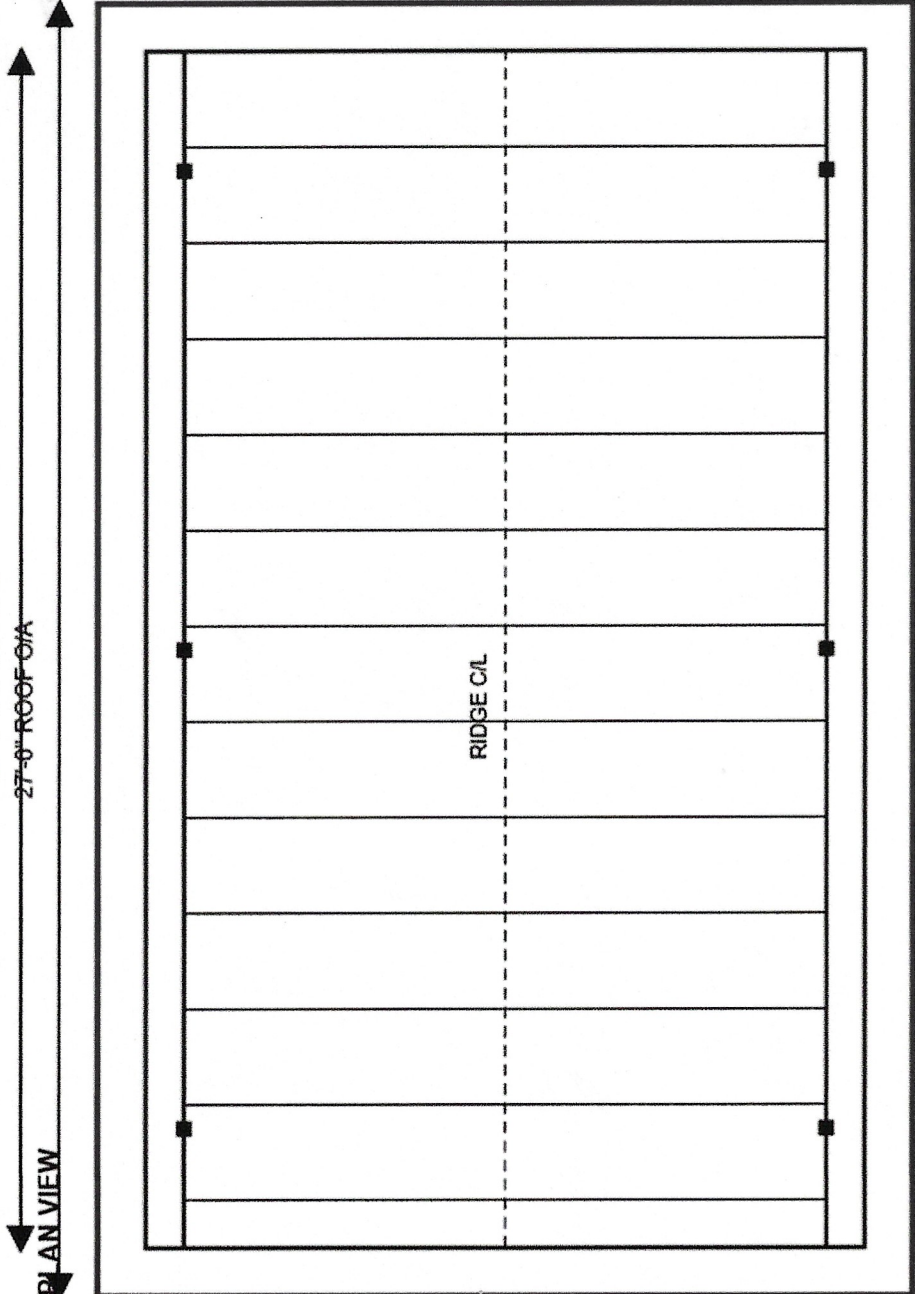
GEARY BAILEY
LAND SURVEYOR
612 N. Story Road, Suite 105
Irving, Texas 75061
972-313-0344 FAX 972-790-3651

GEARY BAILEY
Registered Professional

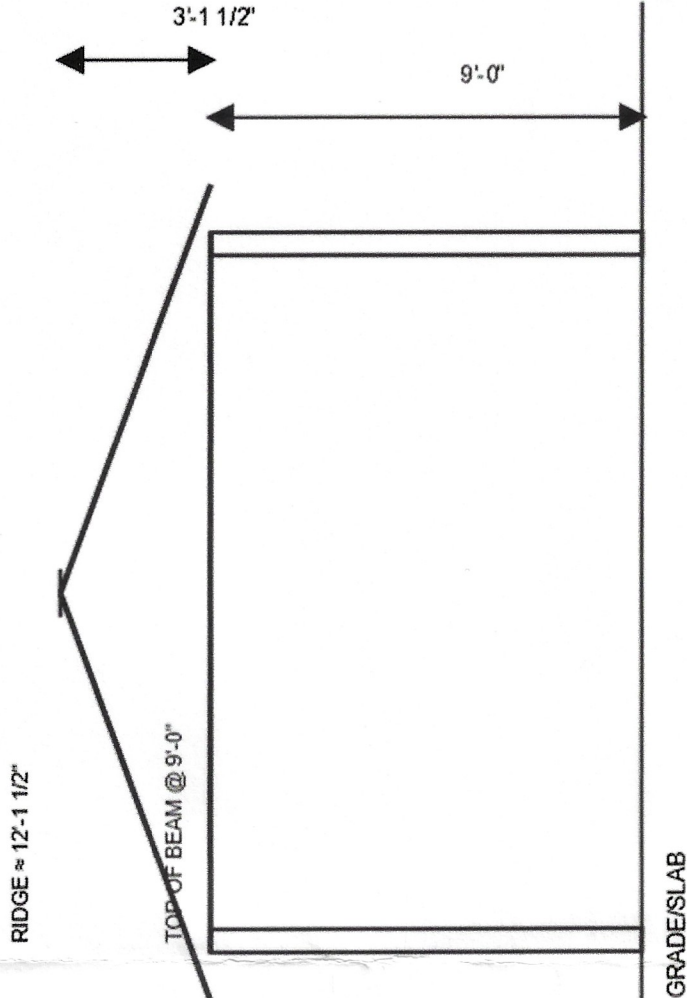


SHEET A1 — PLAN + FRONT + SIDE (ALL SAME SCALE)

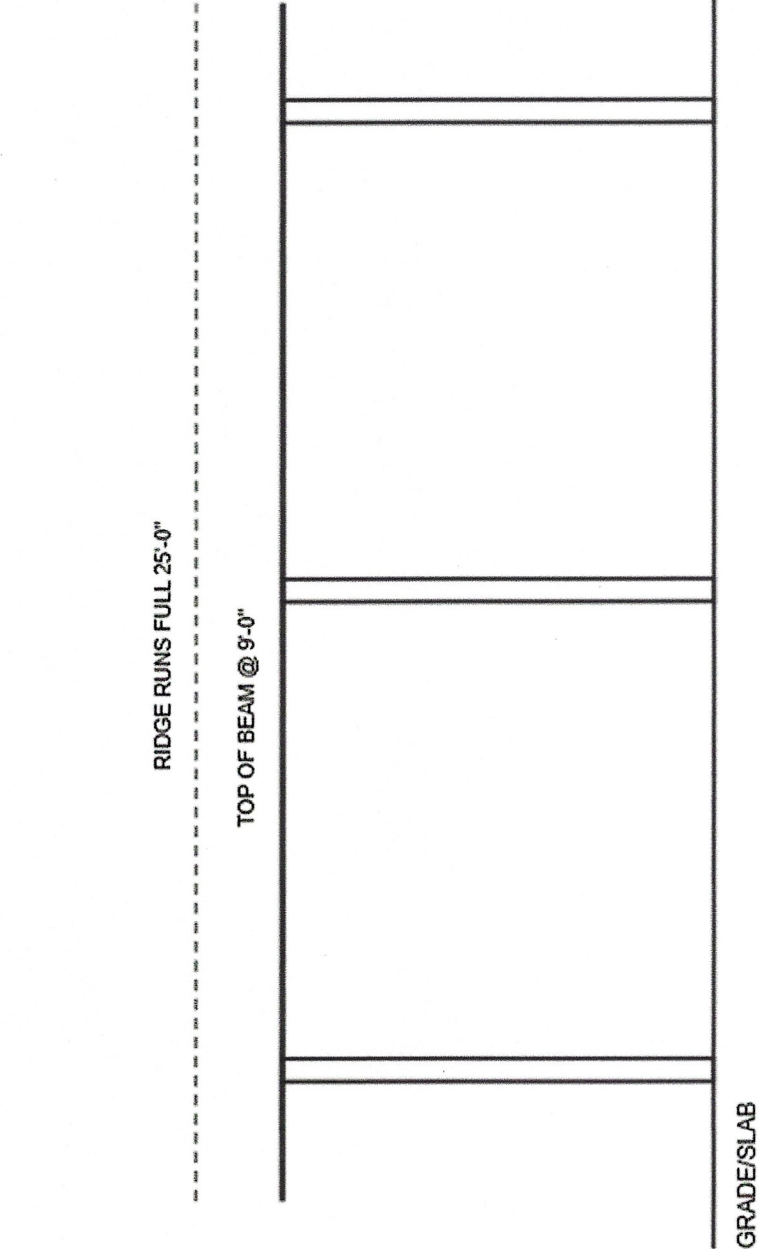
Plan roof O/A 27'x17'. Structure 25'x15'. Beam top @ 9'-0" A.F.G. Pitch 5:12. Open framing shown.



FRONT ELEVATION (15' FACE)



SIDE ELEVATION (25' LENGTH)



OPEN FRAMING NOTES:

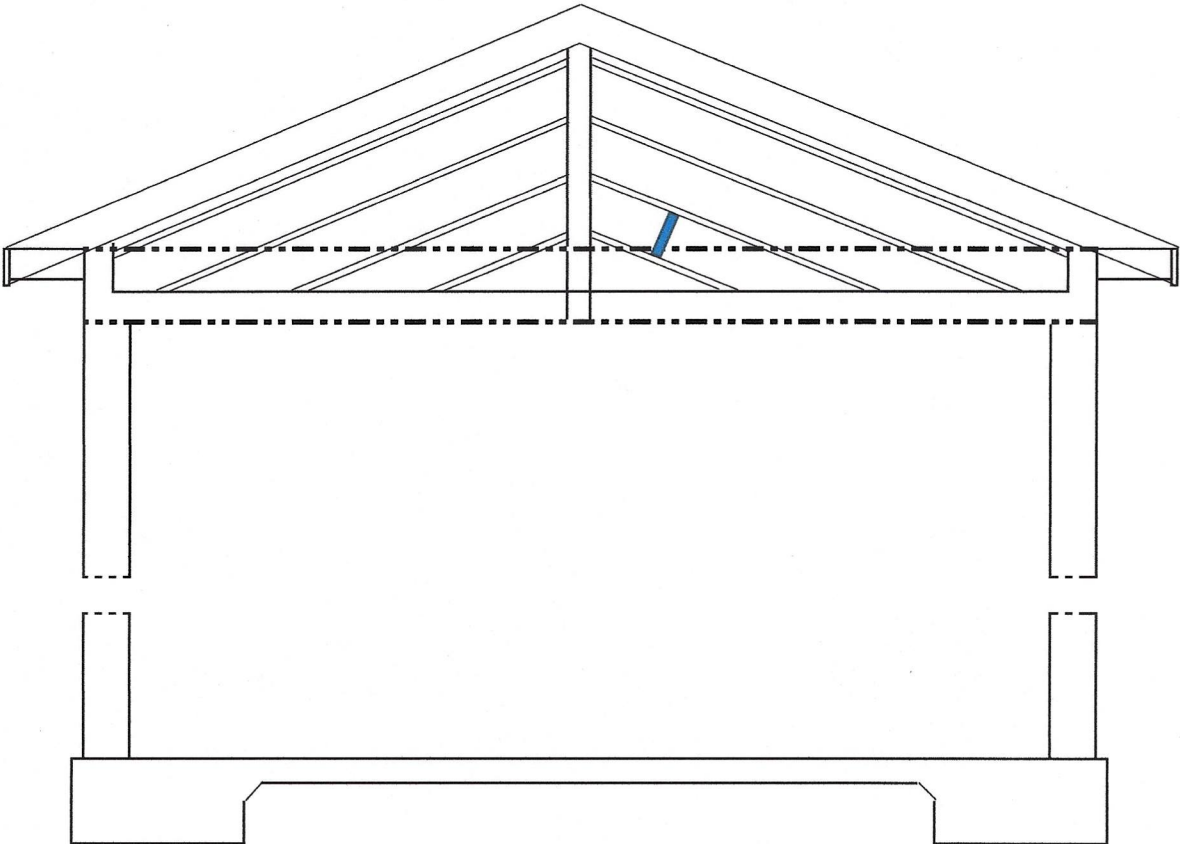
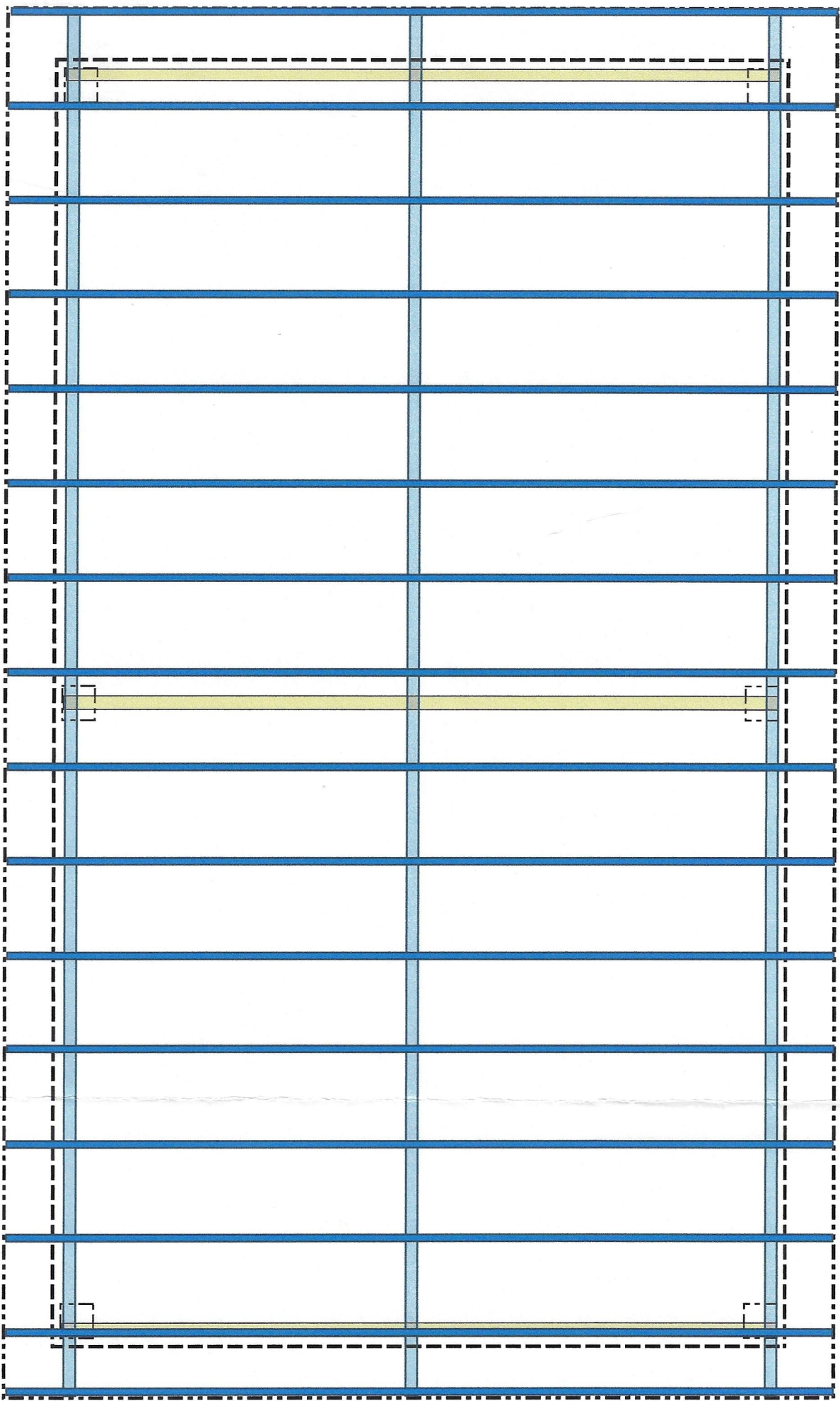
1. Roof: gable 5:12, ridge centered, runs 25'-0". Overhang 12" all sides.
2. Posts: (6) 8x8 cedar on Simpson CBSQ88 uplift-rated bases.
3. Beams: (2) built-up (3)2x12 #2 SYP (typ). Rafter: 2x8 @ 16" o.c. Ridge: 2x10.
4. Knee braces: 4x6 @ 45°, min 36", (2) 1/2" bolts each end (typ).
5. Beam top elevation: 9'-0" above finished grade/slab. Ridge ≈ 12'-1 1/2".

TEXAS LIVING CONTRACTORS

PROJECT: 15' x 25' FREE-STANDING CARPORT (OPEN FRAMING)

CITY: KELLER, TX | SCALE: 1/4" = 1'-0" | ROOF: GABLE 5:12 | O/H: 12" ALL SIDES

SHEET: A1 PLAN + ELEVATIONS | DATE: _____



FORM AND POUR NEW CONCRETE FOUNDATION OF 3500 PSI CONCRETE A MINIMUM OF 4" COMPLETE WITH PERIMETER FOOTING AND INTERSECTING INTERIOR FOOTING AS PER JOB SPECIFIC DESIGN ENGINEERING. UPON COMPLETE CONCRETE CURE, INSTALL NEW 8 X 8 CEDAR COLUMNS AND GLUE LAM BEAMS. INSTALL NEW WOOD FRAME GABLE STYLE ROOF COMPLETE WITH 1/2" OSB PLYWOOD DECKING, ICE AND WATERSHIELD, SYNTHETIC DECK PROTECTION AND G.A.F. TIMBERLINE "BARKWOOD" ARCHITECTURAL 30 YEAR SHINGLES. TO MATCH EXISTING RESIDENCE FACADE.

PROJECT DIAGRAM SHEET 520 X 331/311

PROJECT: MILLS, RICHARD & MARYLOU CELL: (817) 975-4454 OTHER: (682) 622-9884
ADDRESS: 1526 Treehouse Lane E-MAIL: [REDACTED]
CITY: KELLER STATE: TEXAS ZIP: 76262



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

02/13/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Shaw Insurance Agency 947 W Glade Road Hurst, TX 76054-2075	CONTACT NAME: Andrea Beller	FAX (A/C, No): (817)479-7523	
	PHONE (A/C, No, Ext): (817)479-7601	E-MAIL ADDRESS: [REDACTED]	
INSURED Texas Living Windows & Sunrooms, LLC 300 Walnut Avenue Azle, TX 76020	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A: Evanston Insurance Company		35378
	INSURER B:		
	INSURER C:		
	INSURER D:		
	INSURER E:		
INSURER F:			

COVERAGES**CERTIFICATE NUMBER: 00003606-0****REVISION NUMBER: 35**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PROJECT ☐ LOC OTHER:	Y		3AA880697	03/21/2025	03/21/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED ☐ RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N ☐	N/A				PER STATUTE ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Certificate holder is listed as additional insured.

The policy includes a blanket additional insured endorsement that provides additional insured status to the certificate holder when there is a written contract between the named insured and the certificate holder that requires such status.

CERTIFICATE HOLDER**CANCELLATION**

City of Keller 1100 Bear Creek Parkway Keller, TX 76248	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE [Signature: Andrea Beller] (ADB)
--	---

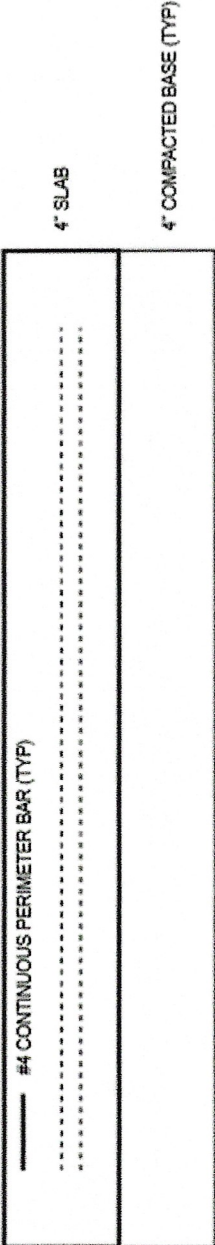
SHEET C2 — STRUCTURAL DETAILS

Referenced from C1: Detail 1/C2 (slab) and Detail 2/C2 (pier section A-A).

1
C2

DETAIL 1/C2 — SLAB REINFORCEMENT (TYP)

8x8 W2.9 WAF (CENTERED) OR APPROVED EQUIV.

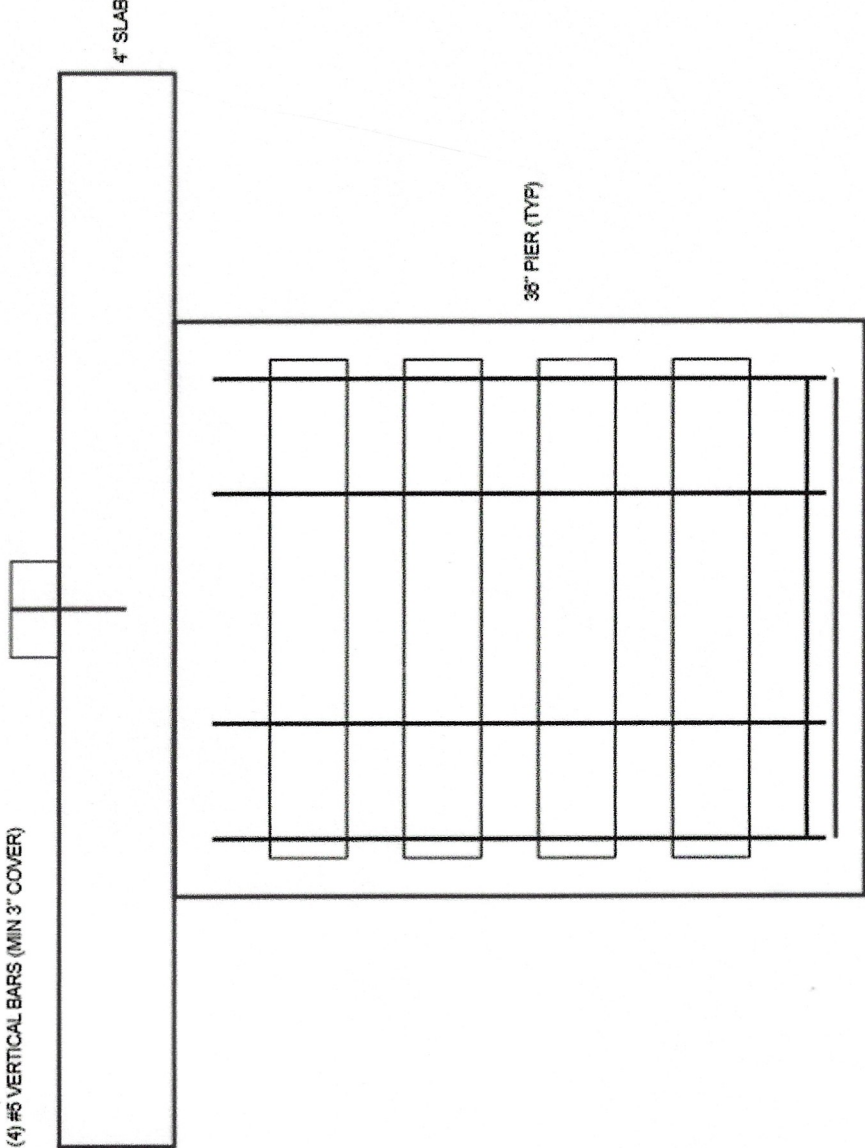


NOTES:

- Concrete: 3500 psi (min). Provide curing per spec.
- Saw-out control joints @ 8'-10' o.c., avoid cutting through piers.
- Verify subgrade compaction and thickness per city requirements.

2
C2

DETAIL 2/C2 — PIER SECTION A-A (TYP)



#3 TIES @ 12" O.C. (TYP)

(2) #4 BOTTOM BARS EACH DIRECTION (PIER MAT)

POST BASE: Simpson CBSQ88 uplift-rated base (typ). 5/8" HDG bolt, 12" embed (typ).

PIER SECTION NOTES:

- Pier is monolithic with slab (place continuously).
- Maintain 3" min cover to soil faces; consolidate concrete to avoid voids.
- Coordinate bolt set with post base template; verify alignment prior to pour.

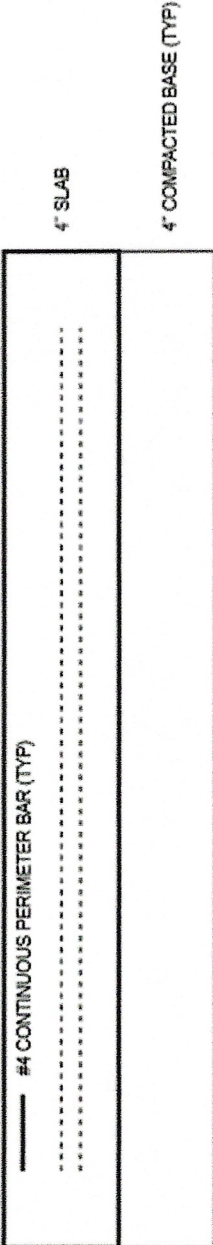
SHEET C2 — STRUCTURAL DETAILS

Referenced from C1: Detail 1/C2 (slab) and Detail 2/C2 (pier section A-A).

1
C2

DETAIL 1/C2 — SLAB REINFORCEMENT (TYP)

8x8 W2.9 W/WF (CENTERED) OR APPROVED EQUIV.

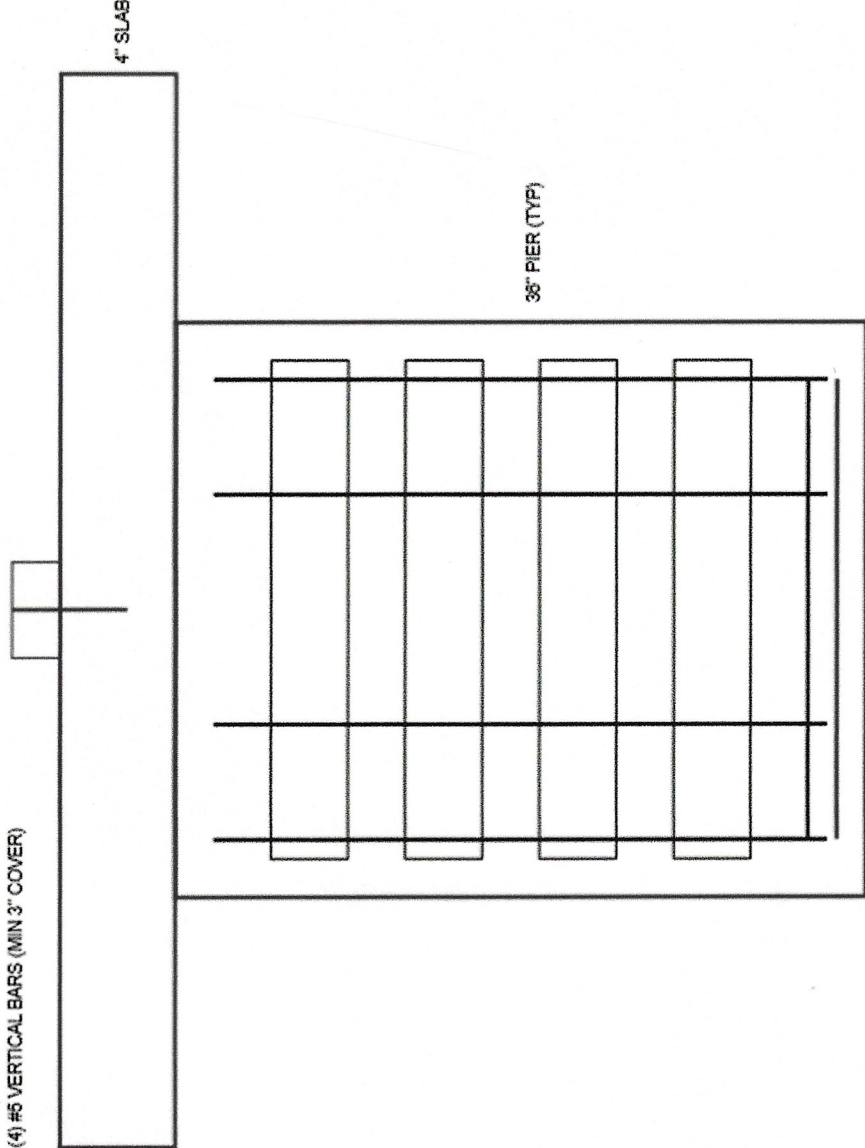


NOTES:

- Concrete: 3500 psi (min). Provide curing per spec.
- Saw-out control joints @ 8'-10' o.c., avoid cutting through piers.
- Verify subgrade compaction and thickness per city requirements.

2
C2

DETAIL 2/C2 — PIER SECTION A-A (TYP)



#3 TIES @ 12" O.C. (TYP)

(2) #4 BOTTOM BARS EACH DIRECTION (PIER MAT)

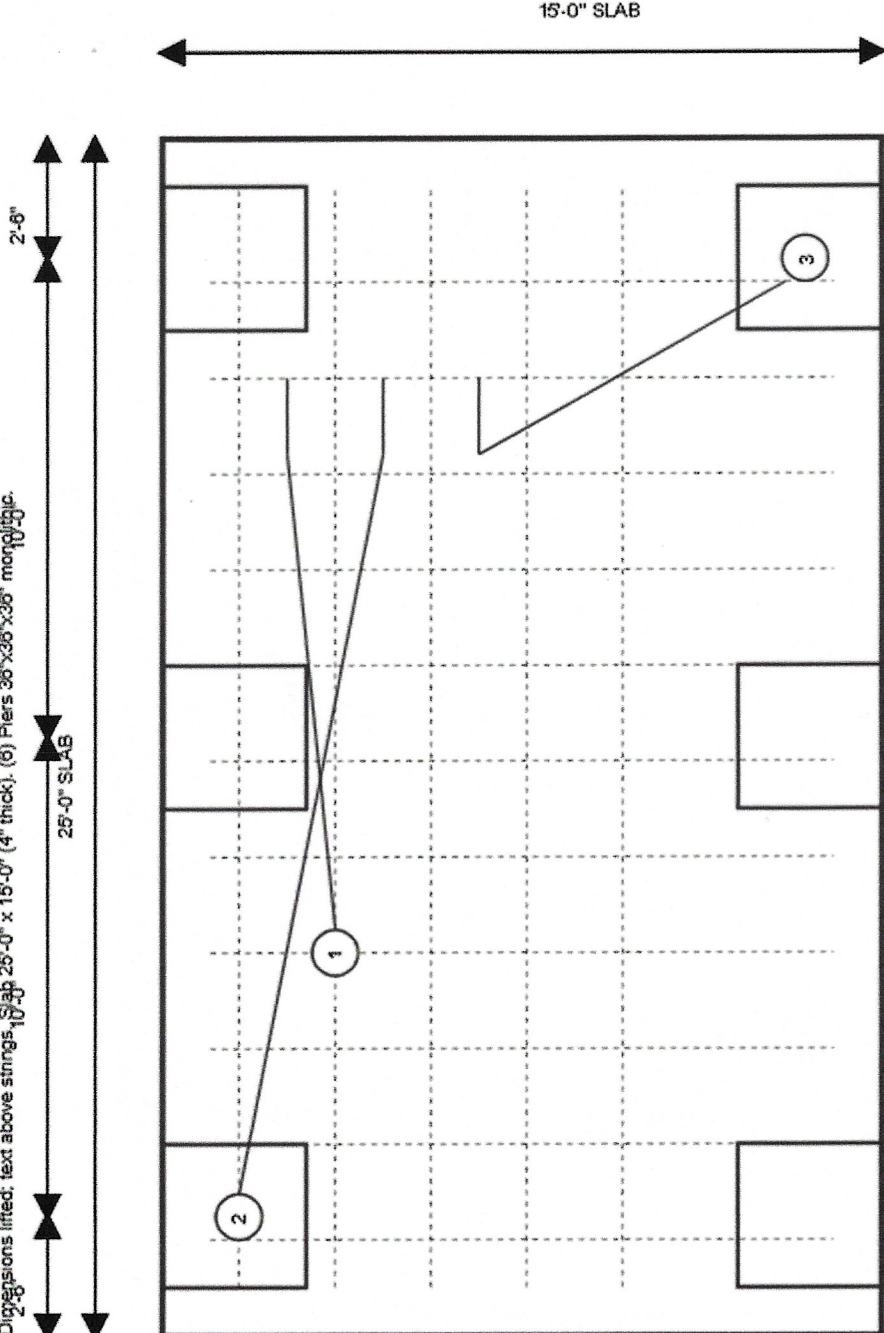
POST BASE: Simpson CBSQ88 uplift-rated base (typ). 5/8" HDG bolt, 12" embed (typ).

PIER SECTION NOTES:

- Pier is monolithic with slab (place continuously).
- Maintain 3" min cover to soil faces; consolidate concrete to avoid voids.
- Coordinate bolt set with post base template; verify alignment prior to pour.

SHEET C1 — FOUNDATION PLAN (TO SCALE)

Dimensions lifted: text above strings. Slab 25'-0" x 15'-0" (4" thick). (6) Piers 36"x36"x36" monolithic.



LEGEND: Heavy outline = slab edge. Pier boxes = 36" sq. Hatch = WWF (schematic).
Grid shown corresponds to post layout: 2'-6" / 10'-0" / 10'-0" / 2'-6" along 25' length.
Pier positions shown at slab edges for clarity; field-locate to match post base centerlines.

FOUNDATION / REINFORCEMENT NOTES

1) SLAB REINFORCEMENT (TYP): 4" thick, 3500 psi over 4" compacted base.
• 6x6 W2.9 WWF (centered) OR approved equivalent.
• (1) #4 continuous perimeter bar (typ).

2) PIER REINFORCEMENT (P1-P6, TYP): 36"x36"x36" monolithic w/slab.
• (4) #5 vertical bars, min 3" concrete cover.
• #3 ties @ 12" o.c. (full height).
• (2) #4 bottom bars each direction (pier mat).
• Dowels/ties to slab reinforcement as required.

3) POST BASE / ANCHOR (EACH PIER):
• Simpson C8SQ88 uplift-rated base (or approved equal).
• 5/8" HDG anchor bolt, 12" min embed (typ).

JOINTING / GENERAL:

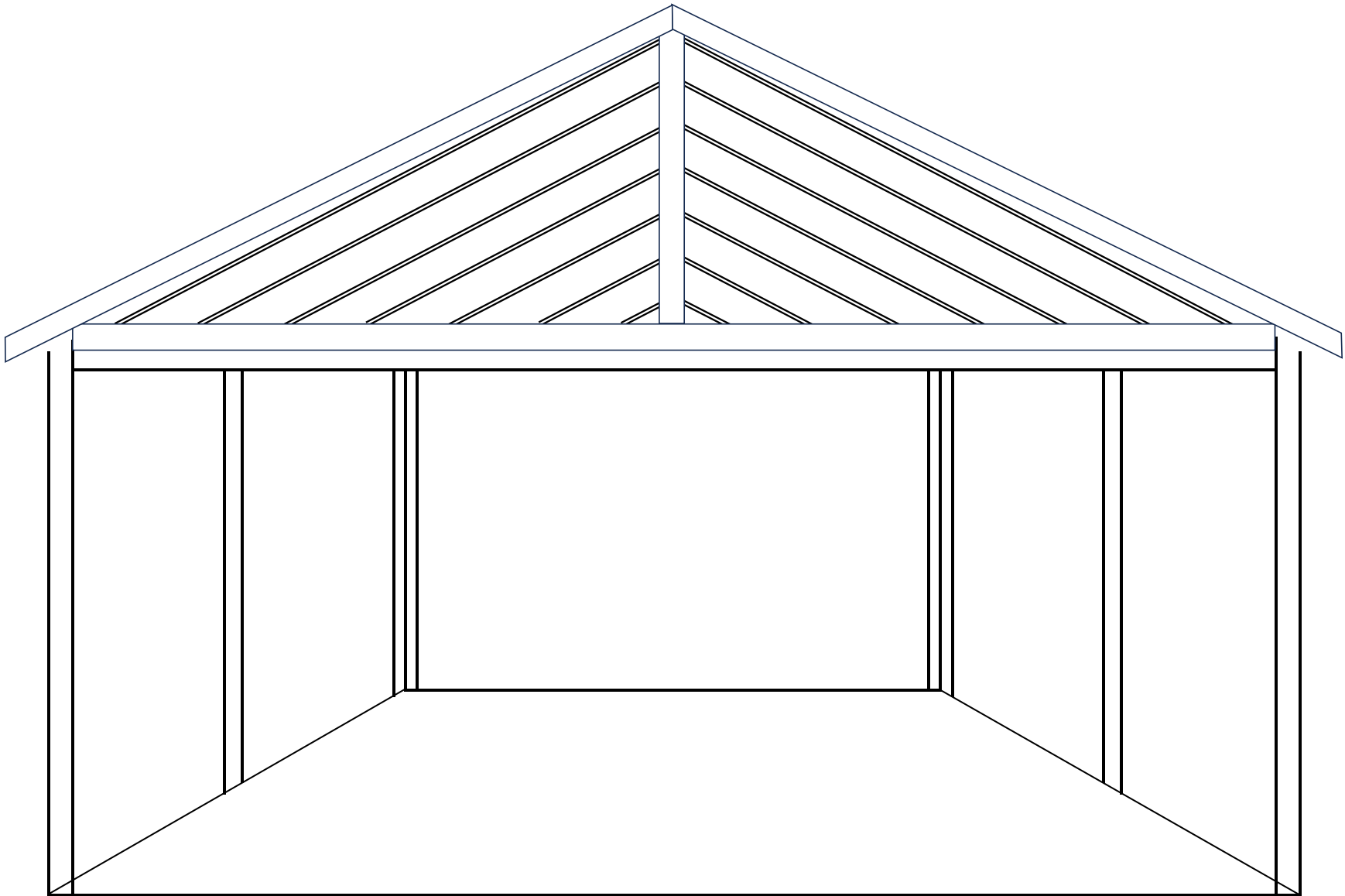
• Saw-cut control joints @ 8'-10" o.c., avoid cutting through piers.
• Verify local frost/depth and soil bearing per city requirements.

TEXAS LIVING CONTRACTORS

PROJECT: 15' x 25' CARPORT — MONOLITHIC SLAB + (6) PIERS

CITY: KELLER, TX | SCALE: 1/4" = 1'-0" | CONCRETE: 3500 PSI

SHEET: C1 FOUNDATION PLAN | DATE: _____



PROJECT DIAGRAM SHEET 520 X 331/311			
PROJECT:	MILLS, RICHARD & MARY LOU	CELL:	181
ADDRESS:	1526 TREEHOUSE LANE	E-MAIL:	
CITY:	KELLER	STATE:	TEXAS