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Signature Applicant Pele

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| Street Address  | 404 5, Pearson           | Lane                | All and |         |
| City: Keller  |                          |                     | 200: 76249                                  | -tootab |
| Telephone: 21   | 4-713-7785 Fax:          |                     | mail r. clay @ prime                        | 2       |
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## 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.

## **PROPERTY DESCRIPTION:**

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:

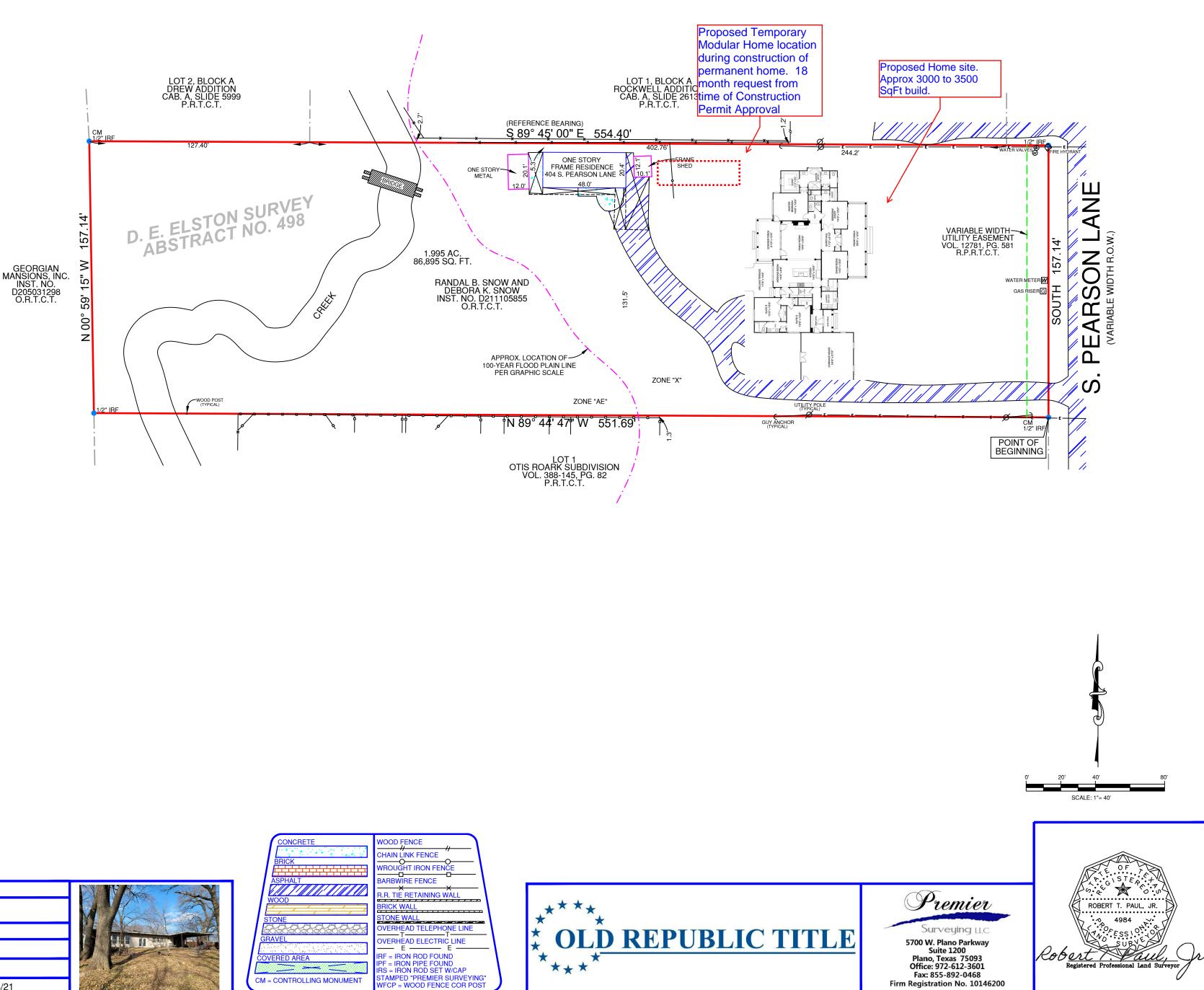
BEGINNING AT A 1/2-INCH IRON ROD FOUND AT THE COMMON EAST CORNER OF SAID SNOW TRACT AND LOT 1, OTIS ROARK SUBDIVISION, AN ADDITION TO THE CITY OF KELLER, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-145, PAGE 82, PLAT RECORDS, TARRANT COUNTY, TEXAS, SAID IRON ROD BEING ON THE WEST LINE OF S. PEARSON LANE;

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 5999, AFORESAID PLAT RECORDS;

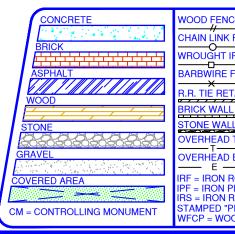
THENCE SOUTH 89° 45' 00" EAST ALONG THE COMMON LINE OF SAID SNOW TRACT AND SAID LOT 2, PASSING THE COMMON SOUTH CORNER OF SAID LOT 2 AND LOT 1, BLOCK A, OF ROCKWELL ADDITION, AN ADDITION TO THE CITY OF KELLER, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 2613, SAID 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.



| FLOOD INFORMATION:   |
|--|
| A PORTION OF THE SUBJECT PROPERTY APPEARS TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE<br>ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "AE,<br>X" RATING AS SHOWN BY MAP NO. 48439C0090 L, DATED MARCH 21, 2019.  |
| SURVEYOR'S CERTIFICATION:<br>THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND<br>REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND<br>LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS,<br>INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION<br>PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND<br>TITLE COMPANY ONLY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE<br>GF NUMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE<br>EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS<br>KNOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON. THIS SURVEY IS SUBJECT TO ANY AND<br>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   |
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| <ol> <li>THE BASIS OF BEARINGS FOR THIS SURVEY WAS DERIVED FROM DATA PROVIDED IN THE RECORDED<br/>DEED.</li> <li>THERE ARE NO VISIBLE CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN. FENCES MAY BE</li> </ol>  |
| <ol> <li>THE BASIS OF BEARINGS FOR THIS SURVEY WAS DERIVED FROM DATA PROVIDED IN THE RECORDED<br/>DEED.</li> <li>THERE ARE NO VISIBLE CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN. FENCES MAY BE<br/>MEANDERING.</li> <li>THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE NAMED CLIENT, MORTGAGE COMPANY, TITLE<br/>COMPANY, OR OTHER, AND IS MADE PURSUANT TO THAT ONE CERTAIN TITLE COMMITMENT UNDER THE<br/>GF NUMBER LISTED HEREON.</li> <li>AS OF THIS DATE, ALL EASEMENTS, RIGHTS-OF-WAY OR OTHER LOCATABLE MATTERS OF RECORD<br/>SHOWN OR NOTED HEREON WERE DERIVED FROM THE RECORDED PLAT, THE VESTING DEED, OR THE</li> </ol>   |
| <ol> <li>THE BASIS OF BEARINGS FOR THIS SURVEY WAS DERIVED FROM DATA PROVIDED IN THE RECORDED<br/>DEED.</li> <li>THERE ARE NO VISIBLE CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN. FENCES MAY BE<br/>MEANDERING.</li> <li>THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE NAMED CLIENT, MORTGAGE COMPANY, TITLE<br/>COMPANY, OR OTHER, AND IS MADE PURSUANT TO THAT ONE CERTAIN TITLE COMMITMENT UNDER THE<br/>GF NUMBER LISTED HEREON.</li> <li>AS OF THIS DATE, ALL EASEMENTS, RIGHTS-OF-WAY OR OTHER LOCATABLE MATTERS OF RECORD</li> </ol>   |

6.) THIS SURVEY IS NOT INTENDED TO ADDRESS OR IDENTIFY WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE OR ANY OTHER ENVIRONMENTAL OR GEOLOGICAL ISSUE. 7.) THE EXISTING UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATION OF VISIBLE, ABOVE GROUND EVIDENCE, UTILITIES AND OTHER MINOR IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN OF THIS SURVEY. PREMIER SURVEYING IS NOT RESPONSIBLE FOR THE EXACT LOCATION OF SUBSURFACE UTILITIES, NOR FOR ANY DAMAGES BY ANY CONSTRUCTION OR EXCAVATION ON OR NEAR SAID UTILITIES 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

5.) THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

| GF#: 5150017326                               |                      |  |
|---|----------------------|--|
| BORROWER: CHRISTOPHER CLOY<br>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 |  |



## 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 onestory 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.

## **PROPERTY DESCRIPTION:**

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:

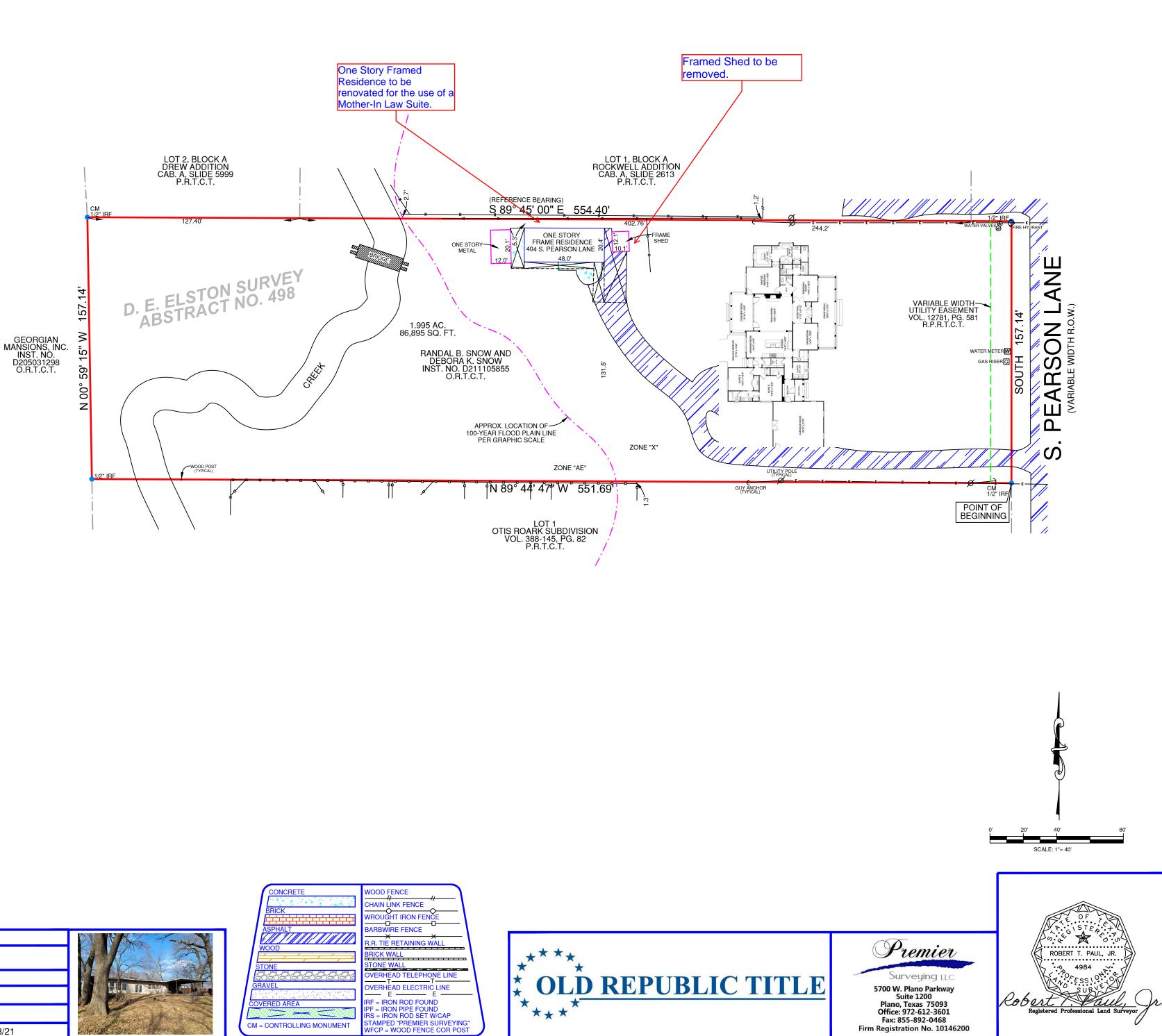
BEGINNING AT A 1/2-INCH IRON ROD FOUND AT THE COMMON EAST CORNER OF SAID SNOW TRACT AND LOT 1, OTIS ROARK SUBDIVISION, AN ADDITION TO THE CITY OF KELLER, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-145, PAGE 82, PLAT RECORDS, TARRANT COUNTY, TEXAS, SAID IRON ROD BEING ON THE WEST LINE OF S. PEARSON LANE;

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 5999, AFORESAID 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:

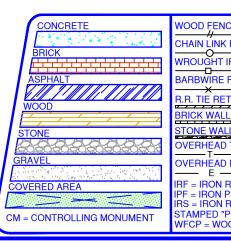
THENCE SOUTH, A DISTANCE OF 157.14 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING AND CONTAINING 86,895 SQUARE FEET OR 1.995 ACRES OF LAND.



| FEMA NOTE<br>FLOOD INFORMATION:<br>A PORTION OF THE SUBJECT PROPERTY APPEARS TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE<br>ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "AE,<br>X" RATING AS SHOWN BY MAP NO. 48439C0090 L, DATED MARCH 21, 2019.   |
|--|
| SURVEYOR'S CERTIFICATION:<br>THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND<br>REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND<br>LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS,<br>INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION<br>PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND<br>TITLE COMPANY ONLY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE<br>GF NUMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE<br>EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS<br>KNOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON. THIS SURVEY IS SUBJECT TO ANY AND<br>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.  |
| 3.) THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE NAMED CLIENT, MORTGAGE COMPANY, TITLE COMPANY, OR OTHER, AND IS MADE PURSUANT TO THAT ONE CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER LISTED HEREON.  |
| 4.) AS OF THIS DATE, ALL EASEMENTS, RIGHTS-OF-WAY OR OTHER LOCATABLE MATTERS OF RECORD<br>SHOWN OR NOTED HEREON WERE DERIVED FROM THE RECORDED PLAT, THE VESTING DEED, OR THE<br>TITLE REPORT AND SUPPORTING DOCUMENTS, ALL SUCH ITEMS WERE OBTAINED DUBING THE  |
| RESEARCH PHASE OF THIS SURVEY OR PROVIDED BY THE CLIENT/TITLE COMPANY LISTED HEREON.   |
| PREMIER SURVEYING MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SUCH<br>ITEMS AND HAS MADE NO ATTEMPTS TO OBTAIN OR SHOW ANY ADDITIONAL RESTRICTIONS ON OR NEAR<br>THIS PROPERTY PUT IN PLACE BY LOCAL MUNICIPALITIES OR ASSOCIATIONS.   |
| 5.) THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.   |
| 6.) THIS SURVEY IS NOT INTENDED TO ADDRESS OR IDENTIFY WETLANDS, FAULT LINES, TOXIC OR   |

HAZARDOUS WASTE AREAS, SUBSIDENCE OR ANY OTHER ENVIRONMENTAL OR GEOLOGICAL ISSUE. 7.) THE EXISTING UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATION OF VISIBLE, ABOVE GROUND EVIDENCE, UTILITIES AND OTHER MINOR IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN OF THIS SURVEY. PREMIER SURVEYING IS NOT RESPONSIBLE FOR THE EXACT LOCATION OF SUBSURFACE UTILITIES, NOR FOR ANY DAMAGES BY ANY CONSTRUCTION OR EXCAVATION ON OR NEAR SAID UTILITIES 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<br>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 |  |