



Legend			
	Light Pole		Fire Hydrant
	Power Pole		Water Meter
	Electric Meter		Sanitary Sewer Cleanout
	Overhead Electric		Gas Meter
	Telecom		Gas Pin Flag
	Telecom Vault		Gas Paint Stripe
	Storm Drain Manhole		Mail Box
	Fence		Guy Wire

ALTA/NSPS Land Title Survey

Of the East 55 feet of LOT 2 and the West 25 feet of LOT 3, BLOCK 11, TOWN OF ATHOL, an addition to the City of Keller, Tarrant County, Texas.

According to the Plat as recorded in Volume V, Page 24, Plat Records, Tarrant County, Texas.

To: JPMorgan Chase Bank, N.A. and Chicago Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 4, 5, 6(a), 7(a), 7(b)(1), 8, 9, 10, 11(b), 13, & 14 of Table A thereof. The fieldwork was completed on February 11, 2025.

Date of Survey: February 12, 2025

Zachariah R. Savory, Registered Professional Land Surveyor No. 5966
Texas Surveying & Engineering, Inc. - Aledo Branch
208 S. Front Street, Aledo TX 76008
aledo@txsurveying.com - 817-441-5263(LAND)
ANO6391



ALTA/NSPS Item Notes)

- The address for this property is 116 Taylor Street, Keller, Texas.
- Gross land area is 0.184 Acres or 8,000 Square Feet.
- Elevation data shown hereon represents North American Vertical Datum of 1988 (NAVD 88), as computed using the National Geodetic Survey Geoid Model 12B.
- Current Zoning Classification for this tract is OTK_Old Town Keller_Neighborhood Subdistrict.

Minimum Lot Area	N/A
Minimum Lot Width	N/A
Minimum Lot Depth	N/A
Minimum Front Yard	N/A
Minimum Side Yard	N/A
Minimum Side Yard (street)	N/A
Minimum Rear Yard	N/A
Maximum Bldg. Hgt.	N/A
Parking Requirements	N/A
- Building exterior dimensions and footprint shown hereon.
- All substantial features observed are shown hereon.
- No parking spaces are currently on this property.
- Fences shown in relation to boundary.
- Utilities shown hereon are based on above ground utility placement, and field locations of reference marks (i.e. pin flags, paint, etc.) per local utilities in reference to Texas 811 ticket number 2553729942.
- Names of adjoining Shown Hereon
- Distance to Main Street from NW corner is 145'.

Notes)

- No abstract of title or title commitment was provided to this surveyor. Record research performed by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property.
- Official F.E.M.A. flood hazard information has not been reviewed during the course of this survey, for up to date flood hazard information always visit the official F.E.M.A. website at (www.FEMA.gov).
- Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202. (Grid).
- Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.
- Please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property.

