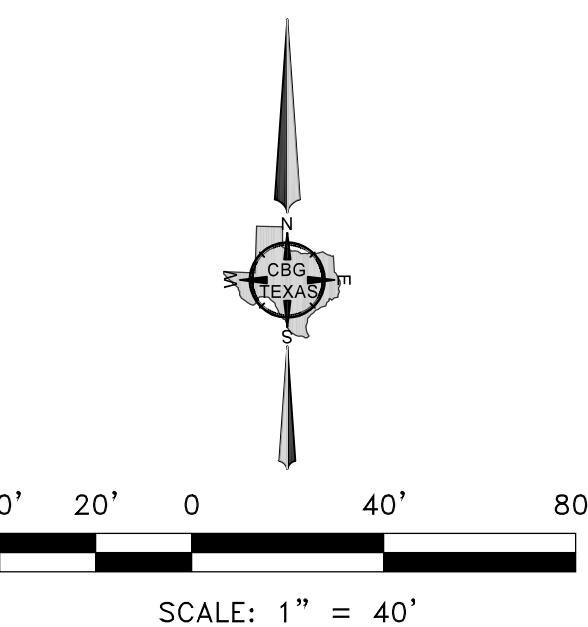


VICINITY MAP

1" = 1000'



GENERAL NOTES

- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
- THE PURPOSE OF THIS PLAT IS TO CREATE THREE LOTS (ZONED SF-36) FROM A TRACT OF LAND.
- THE SUBJECT PROPERTY IS IN ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NUMBER 48439C0080K, DATED SEPTEMBER 25TH, 2009.
- AN ENGINEERED GRADING PLAN IS REQUIRED TO BE SUBMITTED, REVIEWED AND RELEASED FOR CONSTRUCTION BY THE PUBLIC WORKS ENGINEERING DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMIT.
- ALL SETBACKS SHALL BE IN ACCORDANCE WITH THE ZONING DISTRICT, AS DESCRIBED IN THE KELLER UNIFIED DEVELOPMENT CODE.
- A SEPARATE TAP AND METER ARE REQUIRED FOR FIRE SUPPLY LINES.
- ANY NEW HOME BUILT ON LOT 1, BLOCK A, LOT 2, BLOCK A, AND LOT 3, BLOCK A, THAT IS 6,000 SQUARE FEET OR LARGER REQUIRES THE INSTALLATION OF RESIDENTIAL FIRE SPRINKLERS.
- THE DRAINAGE EASEMENTS ARE DEDICATED TO THE CITY OF KELLER FOR STORM WATER RUNOFF CONTROL. THESE EASEMENTS ARE THE PROPERTY OWNERS' RESPONSIBILITY TO KEEP UNOBSTRUCTED AND MAINTAINED, INCLUDING EROSION CONTROL. THE PROPERTY OWNERS SHALL KEEP THE DRAINAGE EASEMENTS MOWED, CLEAN AND FREE OF DEBRIS, SILT OR OTHER SUBSTANCES WHICH COULD RESULT IN UNSANITARY CONDITIONS. THE CITY OF KELLER SHALL HAVE THE RIGHT TO ENTER ALL DRAINAGE EASEMENTS FOR THE PURPOSE OF INSPECTING THE DRAINAGE WAYS FOR CONFIRMATION OF THE CONDITIONS WITH RESPECT TO MAINTENANCE AND EROSION CONTROL. THE CITY OF KELLER SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF THE DRAINAGE EASEMENTS. THE CITY OF KELLER SHALL NOT BE LIABLE FOR ANY DAMAGES TO THE EASEMENTS. NO CONSTRUCTION, MODIFICATIONS OR FENCING SHALL BE ALLOWED IN THE DRAINAGE EASEMENTS WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY OF KELLER.
- VARIANCE REQUEST TO UDC FOR LOT 1 - LOT WIDTH 110' VERSUS 140' REQUIREMENT.

1" = 1000'

BERNARDINO SAMORA SURVEY
ABSTRACT NUMBER 1389

LOT 36, BLOCK 1
WINDSOR FOREST ESTATES
VOL. 388-204, SLD. 42
P.R.T.C.T.

841.96'

50' R.O.W. DEDICATION
VOL. 388-204, SLD. 42
P.R.T.C.T.

APPROX. LOCATION OF SURVEY LINE

30' R.O.W. DEDICATION
CAB. A, SLD. 5944
P.R.T.C.T.

156.70'

40' BL
CAB. A, SLD. 5944
P.R.T.C.T.

LOT 8
J.J. FRESHOUR NO. 521 ADDITION
CAB. A, SLD. 5944
P.R.T.C.T.

10' UTILITY ESMT.
CAB. A, SLD. 5944
P.R.T.C.T.

136.21'

146.10'

248.90'

218.95'

439.57'

40' BL
CAB. A, SLD. 5944
P.R.T.C.T.

161.32'

25' x 25' VISIBILITY
TRIANGLE ESMT.
(BY THIS PLAT)

8.75'

1/2" IRF FOR WITNESS
N 50°46'29" E 5.50'

156.00'

23.00'

161.32'

25.00'

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