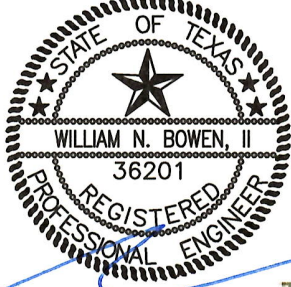


BBS Consultants
Structural Engineers

TBPE firm #4345



2.27.25

SEALED FOR SITE
DRAINAGE ONLY

RICHARD HUNTER AND JUDITH HUNTER
DOC. NO. D211086862
O.P.R.T.C.T.

S 00° 10' 00" E 137.30'

15' UTILITY
EASEMENT

DRAINAGE
(TYP)

LOT 5, BLOCK 3
ONE THOUSAND OAKS

NEW METAL
BUILDING

ONE STORY
BRICK, STUCCO &
FRAME RESIDENCE
1016 OAKWOOD DRIVE

15' BUILDING LINE
VOL. 5369, P.G. 553
R.P.R.T.C.T.

50' BUILDING LINE
VOL. 5369, P.G. 553
R.P.R.T.C.T.

N 89° 47' 00" W 274.30'

LOT 4

15' BUILDING LINE
VOL. 5369, P.G. 553
R.P.R.T.C.T.

NORTH 137.30'
(REF. BEARING)

OAKWOOD DRIVE
(60' R.O.W.)

LEGEND:

BARBED FENCE	ASPHALT
CHAIN LINK FENCE	CONCRETE
BROUGHT FOR FENCE	GRAVEL
WOOD FENCE	TYP
WIRE FENCE	WOOD
ELECTRIC LINE	IRON
CM = C&M METER	STONE
EM = ELECTRIC METER	WOOD RAILROAD TIE
RF = FENCE RAIL FENCE	
RF = FENCE RAIL FENCE WITH TRUSS RAIL	
RF = FENCE RAIL FENCE	
CM = CONTROLLED MOVEMENT	

NOTES:
REARER AND BASED ON THE RECORDED PLAT.
THE PROPERTY IS AFFECTED BY THE FOLLOWING:
(10) AGREEMENT VOL. 5400, P.G. 100 R.P.R.T.C.T.
BUILDING LINE AND EASEMENTS ARE BASED ON THE RECORDED PLAT UNLESS OTHERWISE NOTED.



LEGAL DESCRIPTION:
BEING LOT 5, BLOCK 3, ONE THOUSAND OAKS, AS ADDITION TO THE CITY OF KELLER, TARRANT COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5369, PAGE 55, PLAT RECORDS, TARRANT COUNTY, TEXAS.

SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS, THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, ENCROACHMENTS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE PERSON NAMED PURCHASER, BORROWER COMPANY, AND TITLE COMPANY ONLY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE OF NUMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERGROUND HAS KNOWLEDGE OF HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT REFERENCED HEREON.

OF NO.	241418-0000
BORROWER	CHAS. BOWEN AND JUDITH HUNTER MURDO
TITLE CO.	INDEPENDENCE TITLE
TECH	TAKAY
FILED	JD
FLOOD INFORMATION: THE SUBJECT PROPERTY DOES NOT APPEAR TO BE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A 300-YR FLOOD AS SHOWN BY MAP NO. 443602000 N, DATED SEPTEMBER 20, 2000.	

DATE: 04/03/2024 JOB NO.: 24-00177
FILED: 04/03/2024

David Apple
Registered Professional Engineer

1016 OAKWOOD DRIVE, KELLER, TX 76248
LOT 5, BLOCK 3, ONE THOUSAND OAKS

Independence
Title

Date: _____
Accepted by: _____

Premier
Title

1700 W. Plaza Freeway, Suite 1300
Ft. Worth, Texas 76103
Office: 817-612-3881
Fax: 817-654-1031
Firm Registration No. 10146208