

BBS Consultants

Structural Engineers

TBPE firm # 4345

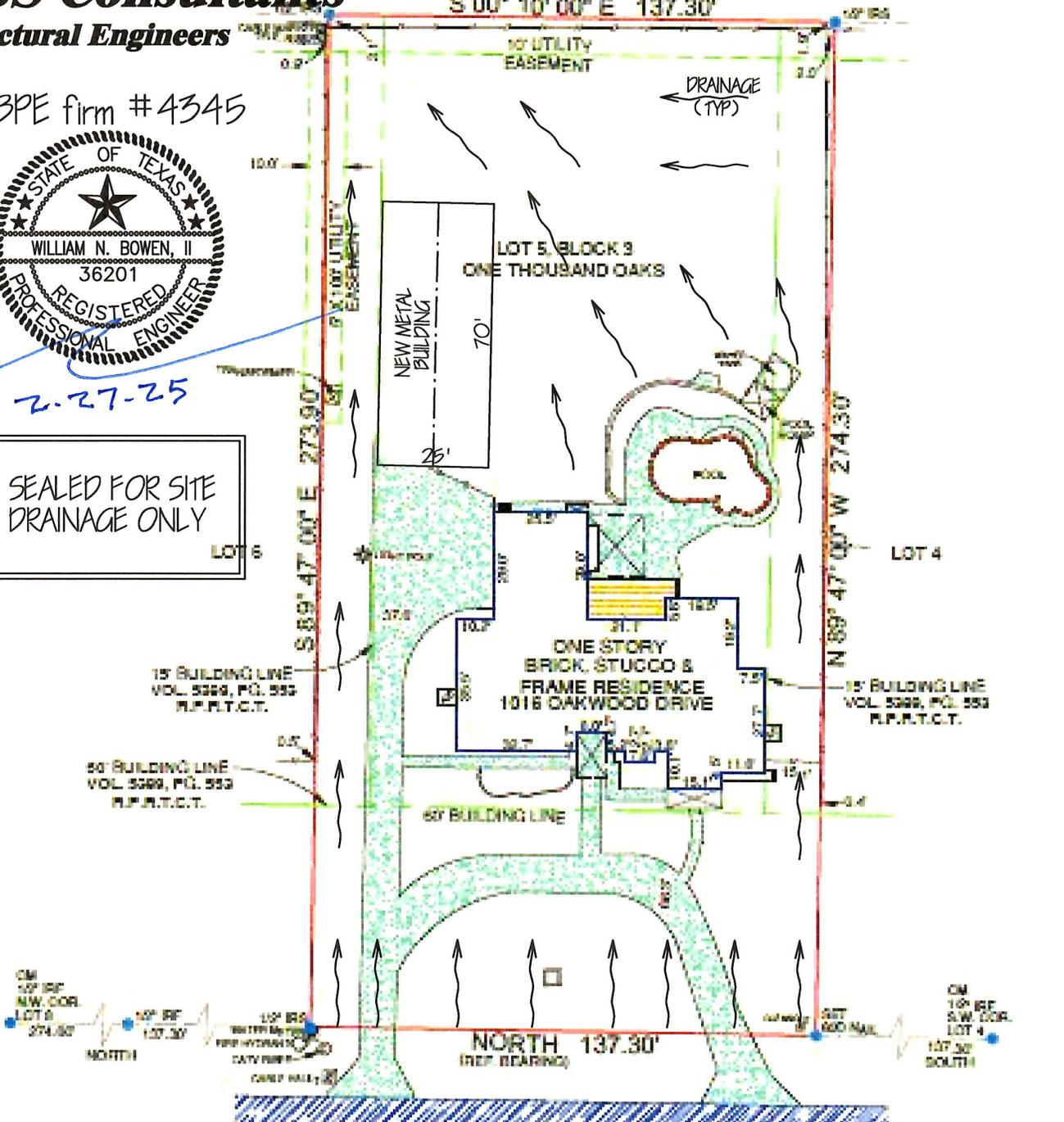


2.27.25

SEALED FOR SITE DRAINAGE ONLY

RICHARD HUNTER AND JUDITH HUNTER
DOC. NO. D211086882
O.P.R.T.C.T.

S 00° 10' 00" E 137.30'



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

LEGEND:

--- BARRIQUADE FENCE	--- ASPHALT
--- CHAINLINK FENCE	--- CONCRETE
--- WROUGHT IRON FENCE	--- GRAVEL
--- WOOD FENCE	--- TYP.
--- HOVL FENCE	--- WOOD
--- ELECTRIC LINE	--- BRICK
--- GAS METER	--- STONE
--- ELECTRIC METER	
--- FURNACE FLOOR	
--- WOOD FLOOR WITH TRIMMED CAP	
--- IRON ROD POLE	
--- CONTROLLED MOVEMENT	

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



LEGAL DESCRIPTION:
BLOCK 3, LOT 5, BLOCK 3, ONE THOUSAND OAKS, AN ADDITION TO THE CITY OF KELLER, TARRANT COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5569, PAGE 553, PLAT RECORDS, TARRANT COUNTY, TEXAS.

SURVEYORS 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, ENCUMBRANCES OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, SOFTWOOD COMPANY, AND TITLE COMPANY ONLY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE CP 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 OR HAS BEEN ADVISED ARE AS SHOWN OR SET FORTH HEREON. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT REFERENCED HEREON.

GP. NO.	041412-0002
APPROVER	DAVID APPLE AND JUDITH HUNTER-MUNRO
TITLE CO.	INDEPENDENCE TITLE
TECH	TALKER
FIELD	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. 444802080 K, DATED SEPTEMBER 20, 2008.

DATE: 04/22/2024 JOB NO.: 24-02177
FILED: 04/22/2024

Signature: *David Apple*
Registered Professional Land Surveyor

1816 OAKWOOD DRIVE, KELLER, TX 76248
LOT 5, BLOCK 3, ONE THOUSAND OAKS

Date: _____
Accepted by: _____

Premier
Real Estate

1700 W. Ross Hwy., Suite 1300
Keller, Texas 76261
Office: 817-812-3881
Fax: 817-864-1021
Firm Registration No. 10148208