



VICINITY MAP
SCALE: 1" = 1000'

GENERAL NOTES:

- ALL COORDINATES AND BEARINGS SHOWN HEREIN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (CORS), TEXAS NORTH CENTRAL ZONE (4202). ALL DISTANCES SHOWN HEREIN ARE SURFACE DISTANCES.
- ACCORDING TO SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) "FLOOD INSURANCE RATE MAP" (FIRM), COMMUNITY PANEL NO. 48349C0080K, DATED SEPTEMBER 25, 2009, THE PROPERTY APPEARS TO LIE WITHIN ZONE "X" AND THE ENTIRE PROPERTY LIES WITHIN A "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" ZONE AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- THE ABOVE REFERENCED "FIRM" MAP IS FOR USE IN ADMINISTERING THE "NFIP"; IT DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL SOURCES OF SMALL SIZE, WHICH COULD BE FLOODED BY SEVERE, CONCENTRATED RAINFALL COUPLED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER STREAMS, CREEKS, LOW AREAS, DRAINAGE SYSTEMS OR OTHER SURFACE OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ADDRESSED AS A PART OF THE "NFIP".
- ALL IRON RODS SET (IRS) ARE 5/8-INCH WITH A PLASTIC CAP STAMPED "RPLS 4838".
- THE SUBJECT PROPERTY IS CURRENTLY ZONED SF-LD (SINGLE FAMILY RESIDENTIAL - LOW DENSITY), ACCORDING TO THE ZONING MAP FOR THE CITY OF KELLER, TEXAS, DATED NOVEMBER 2013.
- DEED RESTRICTIONS ARE RECORDED IN VOLUME 3781, PAGE 507 AND VOLUME 3835, PAGE 431, OF THE COUNTY CLERK'S OFFICIAL RECORDS OF TARRANT COUNTY, TEXAS.
- THIS SUBDIVISION IS SUBJECT TO ALL OF THE TERMS AND CONDITIONS OF TARRANT COUNTY COMMISSIONER COURT ORDER NUMBER 42703 (SEWAGE REGULATIONS). PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, A LICENSE MUST BE OBTAINED BY THE OWNER FOR ANY PRIVATE SEWAGE FACILITY (SEPTIC TANK OR AEROBIC SYSTEM) TO BE CONSTRUCTED IN THE SUBDIVISION. A SEWAGE DISPOSAL PLAN WILL BE FILED WITH TARRANT COUNTY AND AREAS SUITABLE FOR SEPTIC TANKS OR AEROBIC SYSTEMS WILL BE DEFINED.

KNOW ALL MEN BY THESE PRESENTS:

THAT I, MICHAEL DAN DAVIS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF KELLER, TEXAS.

MICHAEL DAN DAVIS DATE: 10/31/14
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4838
BANNISTER ENGINEERING, LLC
T.B.P.L.S. REGISTRATION NO. 10193823



LEGEND	
N	NORTH
S	SOUTH
E	EAST
W	WEST
°	DEGREES
'	MINUTES/FEET
"	SECONDS/INCHES
()	RECORDED DISTANCES
D.R.T.C.T.	DEED RECORDS
TARRANT COUNTY, TEXAS	
P.R.T.C.T.	PLAT RECORDS
TARRANT COUNTY, TEXAS	
IRS = 5/8" IRON ROD WITH CAP STAMPED "RPLS 4838" SET	
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