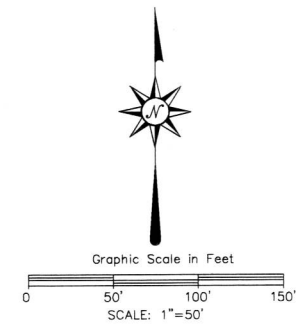



CITY OF KELLER



NOTES

1. This Survey is issued without the benefit of a current title report and is subject to revision upon receipt thereof. Surveyor has done no additional research for possible easements, restrictions or covenants which may affect this property.
2. All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone
3. This survey does not show any visible improvements or underground utilities which may be located under or near the subject property.
4. According to the Flood Insurance Rate Map No. 48439C0090L, published by the Federal Emergency Management Agency, dated: March 21, 2019, a portion of the surveyed property shown hereon lies within the special flood hazard area designated as Zone "AE", inundated by the 100-year flood, and a portion of the surveyed property shown herein lies within the area designated as Zone A, which is defined as areas of 100-year flooding with no base flood elevations determined. Additionally a portion lies within the Regulatory Floodway Area in Zone "AE". The Regulatory Floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in the flood height. Further, local permitting agencies may require actual topographic support data for final determination of flood limits regarding construction permits.

ZONING EXHIBIT
Existing: AG
Proposed: R-2

DATE	REVISION NOTES
<div style="text-align: center;">  </div> <p>8241 Mid-Cities Blvd., Suite 102 • North Richland Hills, TX 76182 Firm Reg. No. 10112000 • Pst: 817.776.4049 • sprry@sprysurveyors.com • www.sprysurveyors.com</p>	
<h1>BOUNDARY SURVEY FOR DESIGN</h1> <h2>18.73 ACRES</h2> <h3>"PROPOSED SHADY GROVE DEVELOPMENT"</h3> <p>IN THE THOMAS PECK SURVEY, A-1209 CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS</p>	
ORIGINAL ISSUE DATE: 4/25/2022	SCALE: 1"=50'
PROJECT NO.: 066-030-10	

Apr 24, 2022 - 11:54am
C:\Users\David\Spry Surveyors - Documents\projects\066 Hat Creek Development\066-030 Shady Grove - NRH\10-Boundary for Development\ spry-Shady Grove Boundary.dwg

Apr 24, 2022 - 11:54am