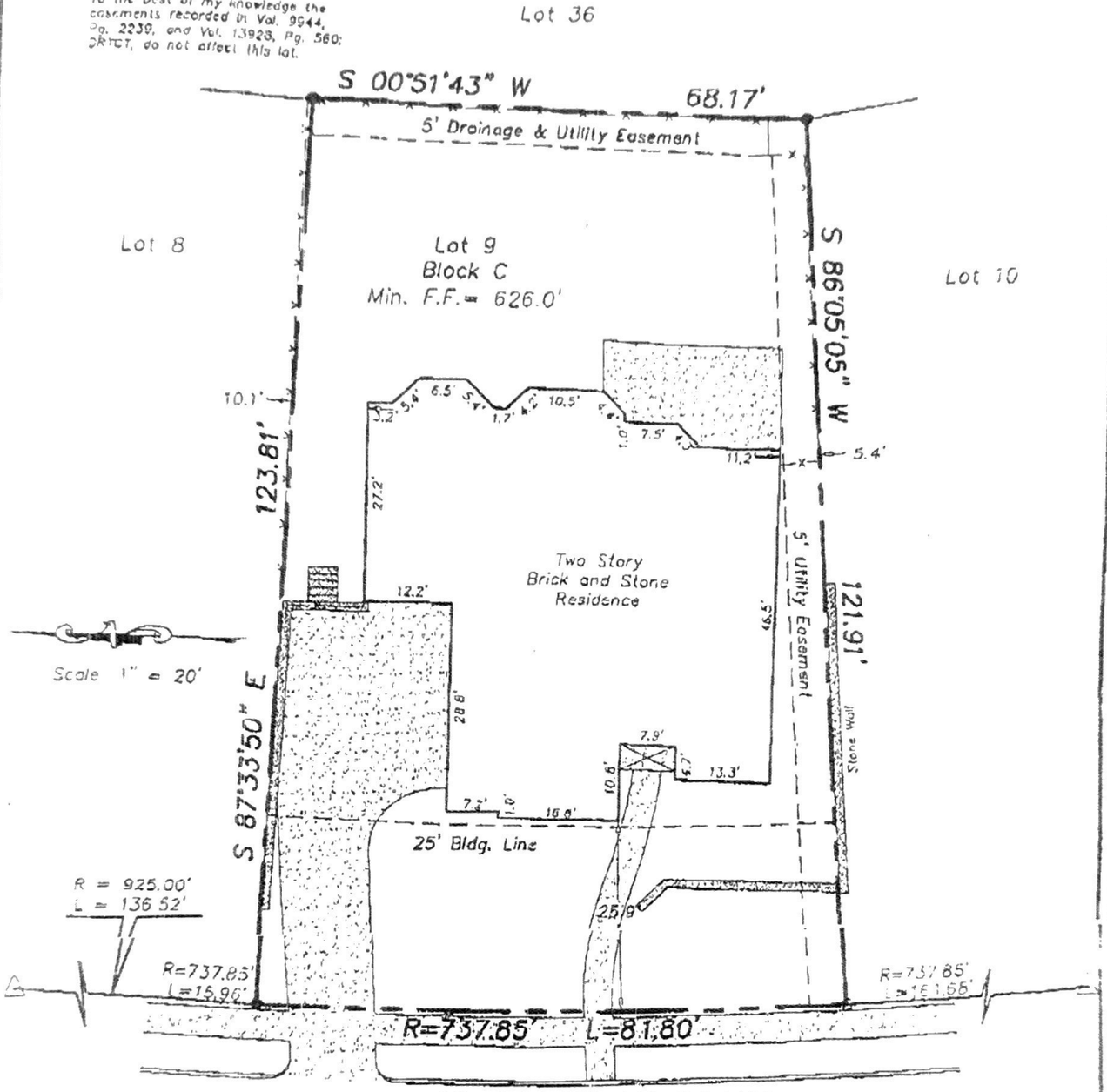
PROPERTY DESCRIPTION

Lot 9, Block C, THE RETREAT AT HIDDEN LAKES, PHASE II, an addition to the City of Keller, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 4588, Plat Records, Tarrant County, Texas.

Note:
To the best of my knowledge the easements recorded in Vol. 9544, Pg. 2239, and Vol. 13928, Pg. 560; DRTCT, do not affect this lot.



709 LAKEWAY DRIVE

Center line control monumentation found was used for controlling monumentation.

Note:
This lot is not in the 100yr flood hazard zone, Zone A, according to the HUD Flood Insurance Rate Map Comm. Panel No. 48439C0190 H, dated 8/2/95; this lot is in Clear Zone X. However, the above said plat requires a minimum finish floor elevation of 626.0', a vertical control survey determined the finish floor of the residence to be 642.84'. Local drainage was not investigated.

I, the undersigned, hereby certify that the survey map hereon, and the accompanying description depicts and describes the results of a careful and accurate survey, made on the ground, and to the best of my knowledge and belief, is a true and correct depiction and description of the property surveyed, and that there are no apparent encroachments or protrusions across boundary lines, shortages of area or boundary, except as shown hereon. The only easements the undersigned has knowledge, are those as shown, however this property is subject to any and all easements, reservations, and restrictions that may be of record. Any reference to the 100 year flood plain or flood hazard zone, is an estimate based on the data stated hereon, and should not be interpreted as a study or determination of the flooding propensities of this property.

This survey is hereby accepted and approved

Purchaser

Purchaser

Date 2/24/04

STATE OF TEXAS
REGISTERED
RICHARD C. MAKI
4587
PROFESSIONAL
LAND SURVEYOR

Note: This survey was performed in connection with the transaction described in:

GF No. 04-3042426, for Alamo Title Company.

MAKI AND ASSOCIATES, INC.
P.O. BOX 14293 ARLINGTON, TEXAS 76094-1293
(817) 274-6883, Metro (817) 261-8138

Legend: O Iron Rod Found -x-x- Wood or Wire Fence
● Iron Rod Set △ Control Monument

All iron rods are 1/2" rebar unless otherwise noted.

Richard C. Maki
Registered Professional Land Surveyor No. 4587
Date: 3/6/00
Updated: 7/26/04
Job No. 29506-WB2
Drawn By: ASW