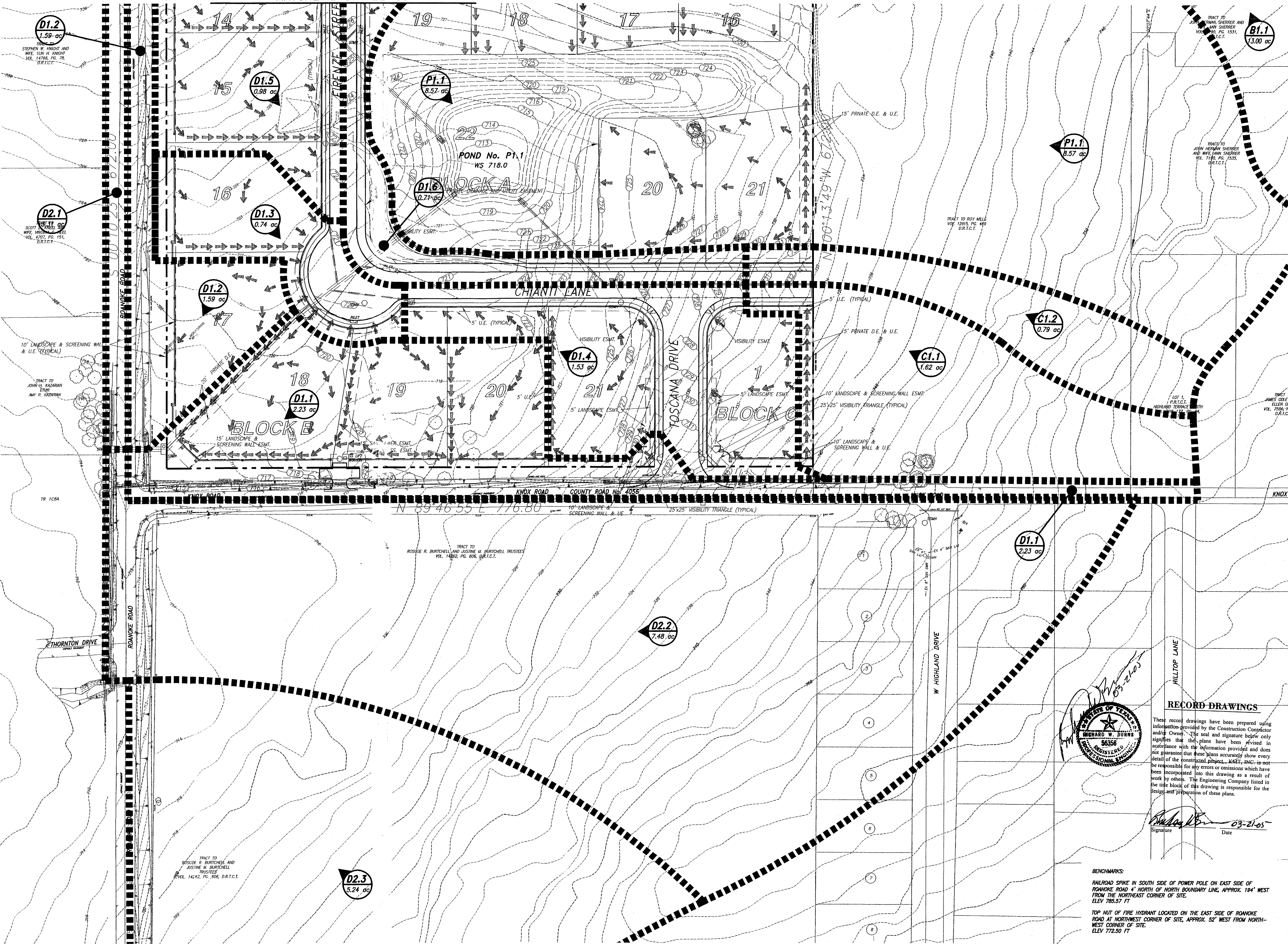


MATCHLINE STA 22+50



LEGEND & NOTES

DRAINAGE NOTES

- EXISTING TOPOGRAPHIC FEATURES WITHIN THE SITE PROPERTY BOUNDARY AND ALONG ROANOKE ROAD SOUTH TO GARDEN LANE, INCLUDING CONTOURS, WATER BODIES, STRUCTURES, ROADS, ETC., HAVE BEEN ESTABLISHED BY FIELD SURVEY PERFORMED BY DAVID C. MOAK SURVEYORS INC., BEDFORD, TEXAS, FOR FLYNN LAND DEVELOPMENT LLC.
- ALL TOPOGRAPHIC CONTOURS SHOWN OUTSIDE OF THE ABOVE-DEFINED AREA ARE BASED ON GIS DATA PROVIDED BY THE CITY OF KELLER FOR THE PURPOSES OF DETERMINING THE OFF-SITE LIMITS OF PROJECT DRAINAGE BASINS.

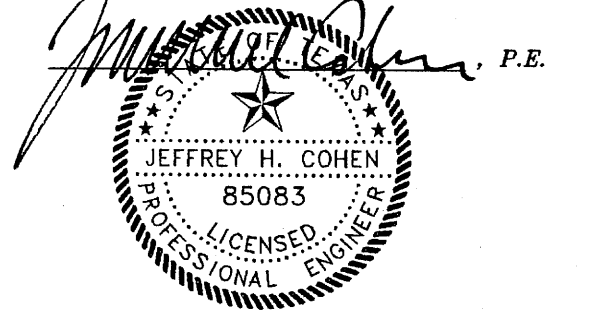
LEGEND

- DRAINAGE AREA
- ACREAGE OF DRAINAGE AREA
- LIMITS OF DRAINAGE AREA
- FLOW ARROW (DIRECTION OF WATER DRAINAGE)
- SIDE LOT AND REAR LOT DRAINAGE

CERTIFICATION STATEMENT - DRAINAGE PLANS AND CALCULATION

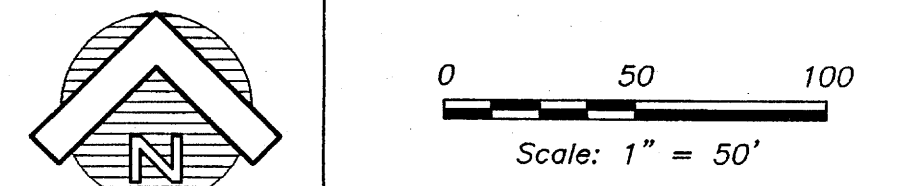
I, Jeffrey H. Cohen, a Professional Engineer, registered and licensed in the State of Texas, have prepared this study, drainage calculations and detailed drainage construction plans (the "Drainage Plans") based on verified topographic measurements and in compliance with the laws of the State of Texas, the Texas Water Code, the ordinances, requirements and criteria of the City of Keller, Texas (the "City"), and generally accepted engineering practices, and further certify that the Drainage Plans are acceptable to be released for construction. I further certify that the Drainage Plans were not prepared by the City.

Signed this 23 day of March, 2004



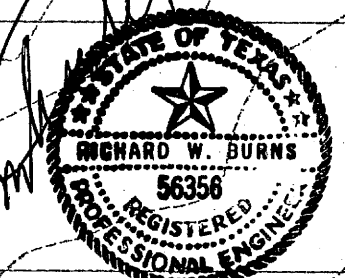
REVIEWED
CITY OF KELLER
 Released for Construction
 Date: 4/2/04
 [Signature]
 Public Works Director/City Engineer

NO.	REVISIONS/ SUBMISSIONS	DATE



RECORD DRAWINGS

These record drawings have been prepared using information provided by the Construction Contractor and/or Owner. The seal and signature below signify that the plans have been revised in accordance with the information provided and does not guarantee that these plans accurately show every detail of the constructed physical. K&S, INC. is not responsible for any errors or omissions which have been incorporated into this drawing as a result of work by others. The Engineering Company listed in the title block of this drawing is responsible for the design and preparation of these plans.



[Signature] 03-21-05
 Signature Date

BENCHMARKS:
 RAILROAD SPIKE IN SOUTH SIDE OF POWER POLE ON EAST SIDE OF ROANOKE ROAD 4' NORTH OF NORTH BOUNDARY LINE, APPROX. 194' WEST FROM THE NORTHWEST CORNER OF SITE.
 TOP NUT OF FIRE HYDRANT LOCATED ON THE EAST SIDE OF ROANOKE ROAD AT NORTHWEST CORNER OF SITE, APPROX. 52' WEST FROM NORTHWEST CORNER OF SITE.
 ELEV 772.50 FT

ION DESIGN GROUP, LLC

2800 N. Henderson Ave.
 Suite 100
 Dallas, Texas 75206
 214.370.3470 ph
 214.370.3083 fx

JOB NAME
TUSCANY KELLER SINGLE FAMILY DEVPMT.
 KELLER TARRANT COUNTY TEXAS

DRAINAGE AREA MAP - SHEET 3

SEAL	DRAWN	PROJECT NO.
	BSB	003001.00
	CHECKED	FILENAME
	BDK	C503 DRAIN MAP.dwg
	REVIEWED	DRAWING NO.
	JHC	
	DATE	
	11-06-2003	C5.03
	SCALE	
	1" = 50'	17 of 61

23 March 2004