

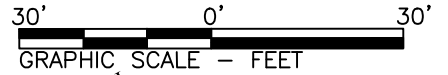
GENERAL NOTES

1. NO FIELD WORK HAS BEEN PERFORMED.
2. THIS PROPERTY IS SUBJECT TO ADDITIONAL EASEMENTS OR RESTRICTIONS OF RECORD.
3. CARTER AND CLARK SURVEYORS IS UNABLE TO WARRANT THE ACCURACY OF BOUNDARY INFORMATION, STRUCTURES, EASEMENTS, AND BUFFERS THAT ARE ILLUSTRATED ON THE SUBDIVISION PLAT.
4. UTILITY EASEMENT HAS NOT BEEN FIELD VERIFIED BY SURVEYOR. CONTACT UTILITY CONTRACTOR FOR LOCATION PRIOR TO CONSTRUCTION. (IF APPLICABLE)
5. THIS PLAT IS FOR EXCLUSIVE USE BY CLIENT. USE BY THIRD PARTIES IS AT THEIR OWN RISK.
6. DIMENSIONS FROM HOUSE TO PROPERTY LINES SHOULD NOT BE USED TO ESTABLISH FENCES.
7. CITY SIDEWALKS, DRIVEWAY APPROACHES, AND OTHER IMPROVEMENTS INSIDE THE CITY'S RIGHT OF WAY ARE PROVIDED FOR DEMONSTRATION PURPOSES ONLY. CONSULT THE DEVELOPMENT PLANS FOR ACTUAL CONSTRUCTION.
8. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 36,619 FEET.

PLOT PLAN PREPARED WITHOUT BENEFIT OF TITLE.

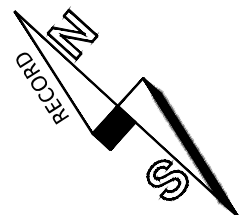
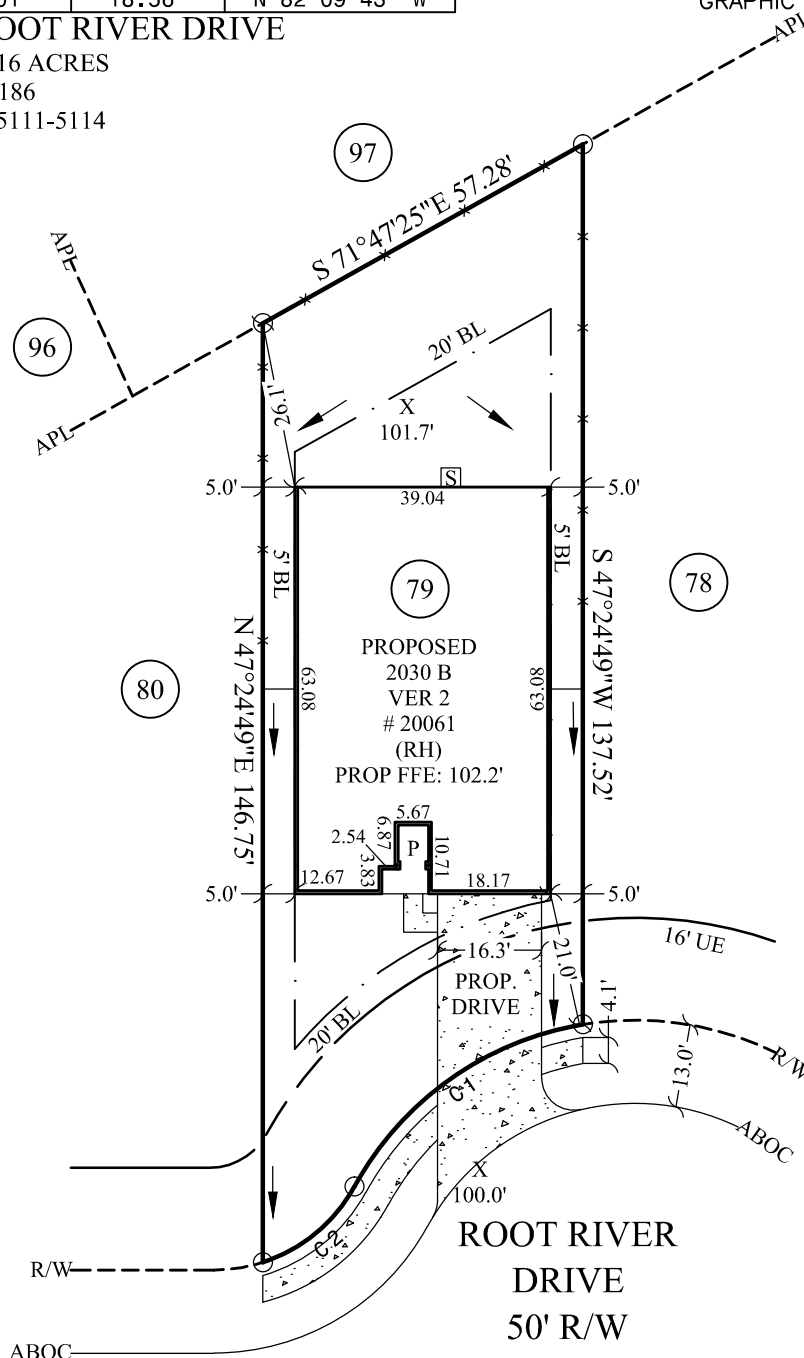
Curve	Radius	Length	Chord	Chord Bear.
C1	50.00'	45.32'	43.79'	N 77°58'56" W
C2	25.00'	19.01'	18.56'	N 82°09'43" W

SCALE: 1" = 30'



ADDRESS: 20061 ROOT RIVER DRIVE

AREA: 6,951 S.F. ~ 0.16 ACRES
 DOC# 2018048186
 CABINET Z, SHEET 5111-5114



LEGEND:

- BL- Building Line
- UE- Utility Easement
- X- Fence
- R/W- Right of Way
- PROP- Proposed
- CP- Covered Patio
- P- Porch
- FFE- Finished Floor Elevation
- N/F- Now or Formerly
- APL- Approximate Property Line
- ABOC- Approximate Back of Curb

DRAINAGE TYPE: "A"
 NOTE: BASE ELEVATION IS ASSUMED.
 (FOR REFERENCE ONLY)



TOTAL FENCE:	209 LF
FRONT=	10 LF
LEFT=	57 LF
RIGHT=	85 LF
REAR=	57 LF

SLAB=	2,548 SF
LOT AREA=	6,951 SF
LOT COVERAGE=	37 %
INTURN=	265 SF
DRIVEWAY=	415 SF
PUBLIC WALK=	182 SF
PRIVATE WALK=	25 SF
REAR YARD AREA=	2,286 SF
FRONT YARD AREA=	2,954 SF

OPTIONS:
 ROOF PITCH: 6:12
 3 SIDES BRICK (PLOT PLAN)
 BRICK TO BRICK)
 FRAMING, FOUNDATIONS, &
 ROOF RAFTER DETAIL

**PLOT PLAN FOR:
 DR HORTON**

SUBDIVISION: PORTERS MILL
 LOT: 79 BLOCK: 1 SECTION 1
 IRA MILLIMAN SURVEY, ABSTRACT 340
 MONTGOMERY COUNTY, TEXAS

ORDER DATE: 07/31/2018
 20180703779 DRH DB: RD

**CARTER & CLARK
 LAND SURVEYORS AND PLANNERS**

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