

GENERAL NOTES

1. NO FIELD WORK HAS BEEN PERFORMED.
2. THIS PROPERTY IS SUBJECT TO ADDITIONAL EASEMENTS OR RESTRICTIONS OF RECORD.
3. CARTER LAND 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 389,767 FEET.

PLOT PLAN PREPARED WITHOUT BENEFIT OF TITLE.

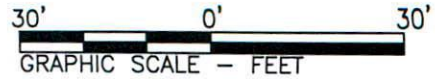
ADDRESS: 13707 MARIANA COURT

AREA: 14,919 S.F. ~ 0.34 ACRES

PLAT NO. 20150004

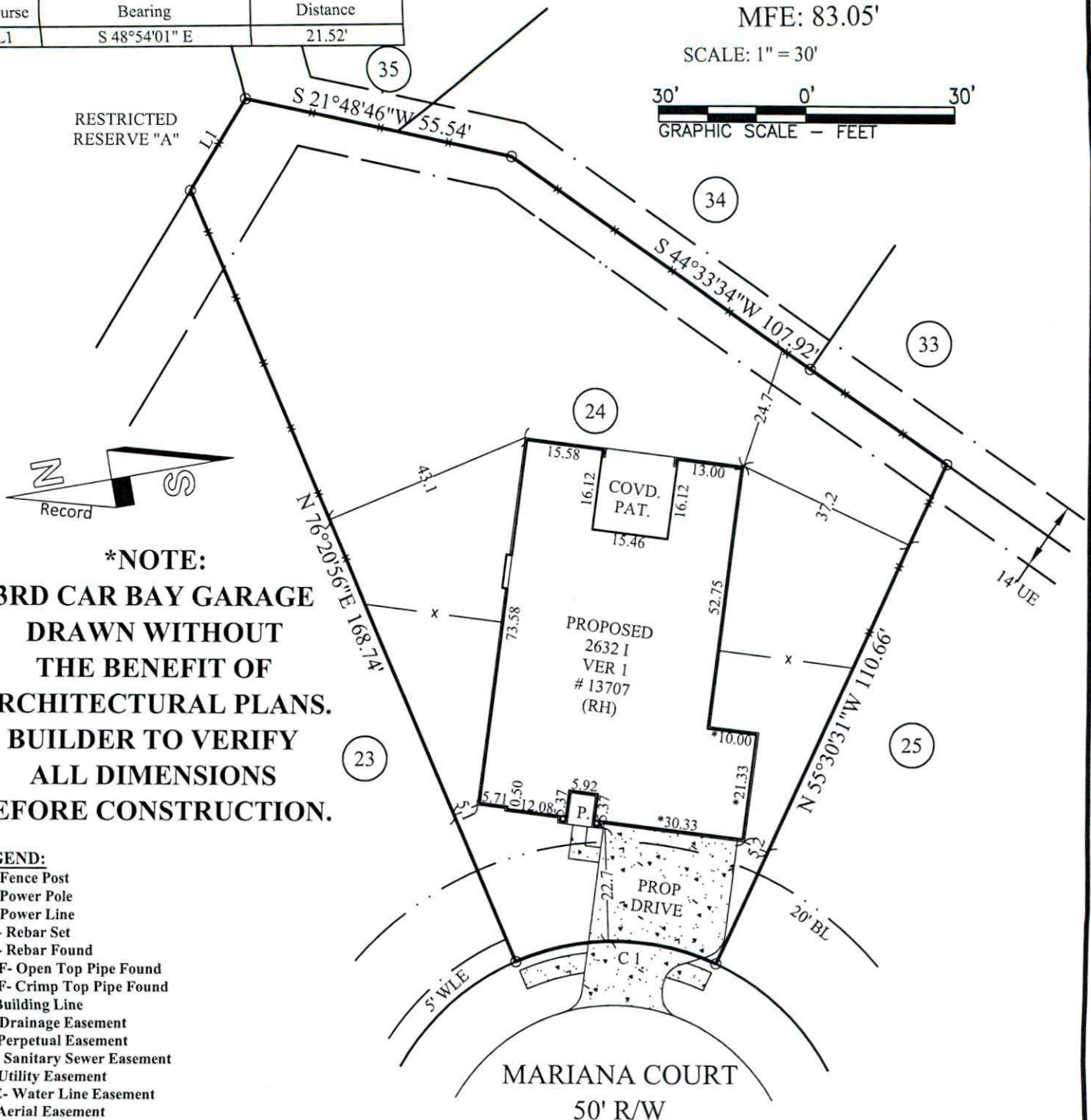
MFE: 83.05'

SCALE: 1" = 30'



Curve	Radius	Length	Chord	Chord Bear.
C1	50.00'	42.01'	40.79'	N 10°25'13" E

Course	Bearing	Distance
L1	S 48°54'01" E	21.52'



***NOTE:**
3RD CAR BAY GARAGE
DRAWN WITHOUT
THE BENEFIT OF
ARCHITECTURAL PLANS.
BUILDER TO VERIFY
ALL DIMENSIONS
BEFORE CONSTRUCTION.

LEGEND:

- FP - Fence Post
- PP - Power Pole
- P- - Power Line
- RBS- Rebar Set
- RBF- Rebar Found
- OTPF- Open Top Pipe Found
- CTPF- Crimp Top Pipe Found
- BL- Building Line
- DE- Drainage Easement
- PE- Perpetual Easement
- SSE- Sanitary Sewer Easement
- UE- Utility Easement
- WLE- Water Line Easement
- AE- Aerial Easement
- X- Fence
- D- Drainage Easement
- S- Sewer Easement
- CB- Catch Basin
- R/W- Right of Way
- CONC- Concrete
- Dk- Deck
- P- Porch
- Pat- Patio
- S- Stoop

TOTAL FENCE:	375 LF
FRONT=	55 LF
LEFT=	90 LF
RIGHT=	45 LF
REAR=	185 LF

SLAB=	3,600 SF
LOT AREA=	14,919 SF
LOT COVERAGE=	24 %
INTURN=	237 SF
DRIVEWAY=	635 SF
PUBLIC WALK=	82 SF
PRIVATE WALK=	30 SF
REAR YARD AREA=	8,751 SF
FRONT YARD AREA=	2,567 SF

- OPTIONS:**
- FIREPLACE
 - COVERED PATIO
 - 3RD CAR BAY
 - 4 SIDES BRICK
 - FRAMING, FOUNDATIONS, & ROOF RAFTER DETAIL

PLOT PLAN FOR:
DR HORTON

SUBDIVISION: WINDSOR ESTATES
 LOT: 24 BLOCK: 1 SECTION 2
 JESSE H. CARTWRIGHT SURVEY A-16 &
 JANE WILKINS SURVEY A-96
 FORT BEND COUNTY, TEXAS
 ORDER DATE: 03/26/2015
 2015031307 DRH

CARTER & CLARK
LAND SURVEYORS AND PLANNERS

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