

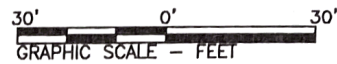
GENERAL NOTES

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 53,074 FEET.

PLOT PLAN PREPARED WITHOUT BENEFIT OF TITLE.

Curve	Radius	Length	Chord	Chord Bear.
C1	725.00'	66.45'	66.42'	S 49°49'35" E

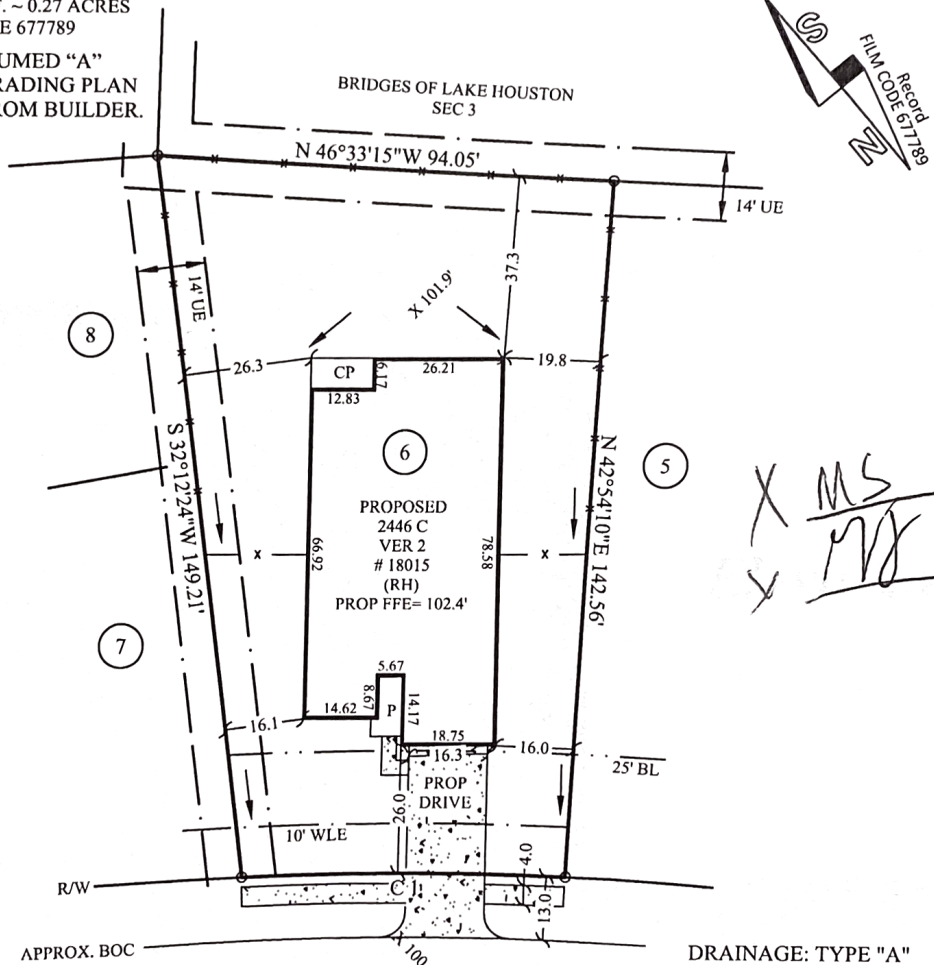
SCALE: 1" = 30'



ADDRESS: 18015 VAN BERKEL LANE

AREA: 11,577 S.F. ~ 0.27 ACRES
FILM CODE 677789

NOTE: ASSUMED "A"
DRAINAGE. GRADING PLAN
REQUESTED FROM BUILDER.



X MS
X MJ

LEGEND:

- FP - Fence Post
- RBS- Rebar Set
- RBF- Rebar Found
- BL- Building Line
- AE- Aerial Easement
- UE- Utility Easement
- WLE- Water Line Easement
- STM SE- Storm Sewer Easement
- X- Fence
- R/W- Right of Way
- CONC- Concrete
- CP- Covered Patio
- P- Porch
- APPROX.-Approximate
- BOC-Back of Curb
- PROP-Proposed
- FFE-Finished Floor Elevation
- ESMT- Easement

DRAINAGE: TYPE "A"

NOTE: BASE ELEVATION IS ASSUMED.
(FOR REFERENCE ONLY)

VAN BERKEL LANE
50' R/W

TOTAL FENCE:	291 LF
FRONT=	39 LF
LEFT=	82 LF
RIGHT=	76 LF
REAR=	94 LF

SLAB=	3,087 SF
LOT AREA=	11,577 SF
LOT COVERAGE=	27 %
INTURN=	222 SF
DRIVEWAY=	424 SF
PUBLIC WALK=	199 SF
PRIVATE WALK=	32 SF
REAR YARD AREA=	5,203 SF
FRONT YARD AREA=	3,287 SF

- OPTIONS:
- 6/12 ROOF PITCH
 - 4 SIDES BRICK
 - COVERED PATIO
 - FRAMING, FOUNDATIONS, & ROOF RAFTER DETAIL

**PLOT PLAN FOR:
DR HORTON**

SUBDIVISION: BRIDGES ON LAKE HOUSTON
LOT: 6 BLOCK: 1 SECTION 5
DAVID HARRIS SURVEY, A-26
HARRIS COUNTY, TEXAS

ORDER DATE: 01/18/2017
20170101361 DRH DB: CD

**CARTER & CLARK
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