

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 78,572 FEET.

PLOT PLAN PREPARED WITHOUT BENEFIT OF TITLE.

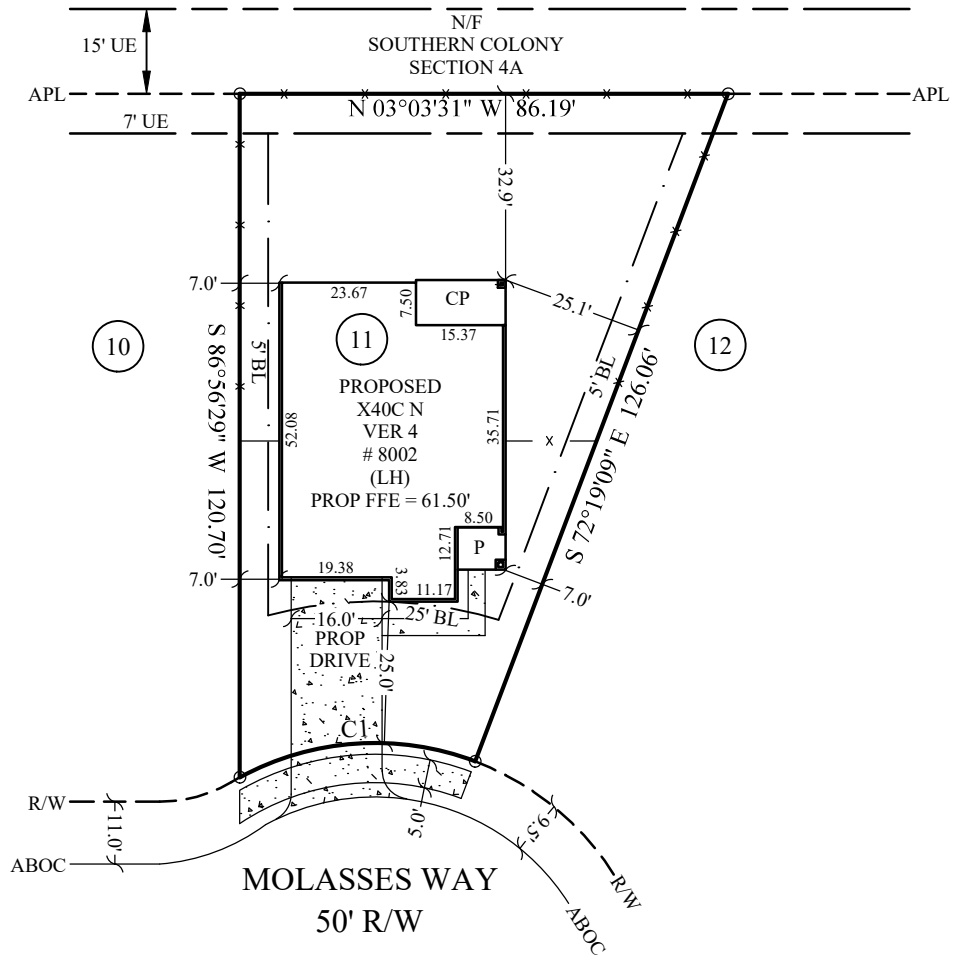
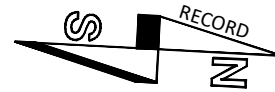
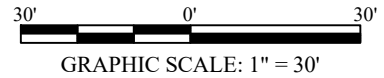
Curve	Radius	Length	Chord	Chord Bearing
C1	50.00'	42.95'	41.64'	S 06°55'39" E

ADDRESS: 8002 MOLASSES WAY

AREA: 7,460 S.F. ~ 0.17 ACRES

PRELIMINARY PLAT

MFE: 61.50'



LEGEND:

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

FOR:



TOTAL FENCE:	236 LF
FRONT=	23 LF
LEFT=	61 LF
RIGHT=	66 LF
REAR=	86 LF

SLAB=	2,132 SF
LOT AREA=	7,460 SF
LOT COVERAGE=	29 %
INTURN=	161 SF
DRIVEWAY=	472 SF
PUBLIC WALK=	126 SF
PRIVATE WALK=	81 SF
REAR YARD AREA=	382.9 SY
FRONT YARD AREA=	159.2 SY

OPTIONS:
3 SIDES BRICK
FRAMING, FOUNDATIONS, & ROOF
RAFTER DETAIL

**PLOT PLAN FOR:
DR HORTON**

SUBDIVISION: SOUTHERN COLONY
(AKA: CALDWELL RANCH)
LOT: 11 BLOCK: 3 SECTION: 1A

**CARTER & CLARK
LAND SURVEYORS AND PLANNERS**

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