

**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 25,148 FEET.

Curve	Radius	Length	Chord	Chord Bearing
C1	925.00'	50.61'	50.61'	S 15°07'25" W

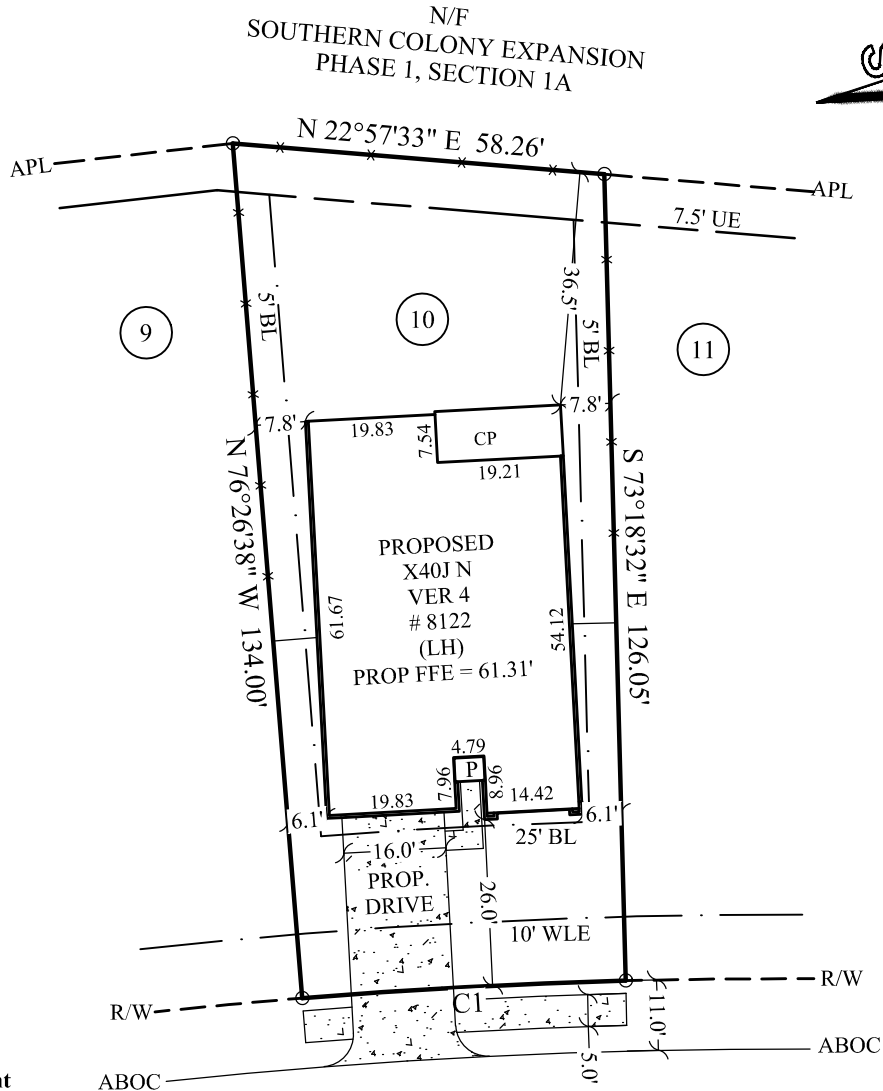
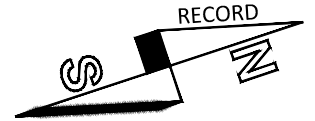
**PLOT PLAN PREPARED WITHOUT BENEFIT OF TITLE.**

**ADDRESS: 8122 PRECIOUS PASSING WAY**

AREA: 7,028 S.F. ~ 0.16 ACRES

FILE NO. 20200168

**MFE: 61.31'**



**LEGEND:**

- BL- Building Line
- UE- Utility Easement
- WLE- Water Line Easement
- SSE- Sanitary Sewer 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

**PRECIOUS PASSING WAY**

**50' R/W**



TOTAL FENCE:	220 LF
FRONT=	14 LF
LEFT=	78 LF
RIGHT=	70 LF
REAR=	58 LF

SLAB=	2,499 SF
LOT AREA=	7,028 SF
LOT COVERAGE=	36 %
INTURN=	186 SF
DRIVEWAY=	441 SF
PUBLIC WALK=	172 SF
PRIVATE WALK=	40 SF
REAR YARD AREA=	305.9 SY
FRONT YARD AREA=	165.7 SY

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

**PLOT PLAN FOR:  
DR HORTON**

SUBDIVISION: SOUTHERN COLONY  
EXPANSION PHASE 1  
LOT: 10 BLOCK: 4 SECTION: 1B  
FORT BEND COUNTY, TEXAS

ORDER DATE: 10/30/2020  
20201007011 DRH

**CARTER & CLARK  
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