

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 327,743 FEET.

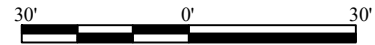
PLOT PLAN PREPARED WITHOUT BENEFIT OF TITLE.

ADDRESS: 8047 BLACK FOREST LANE

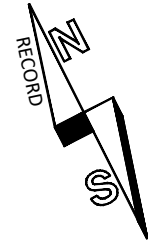
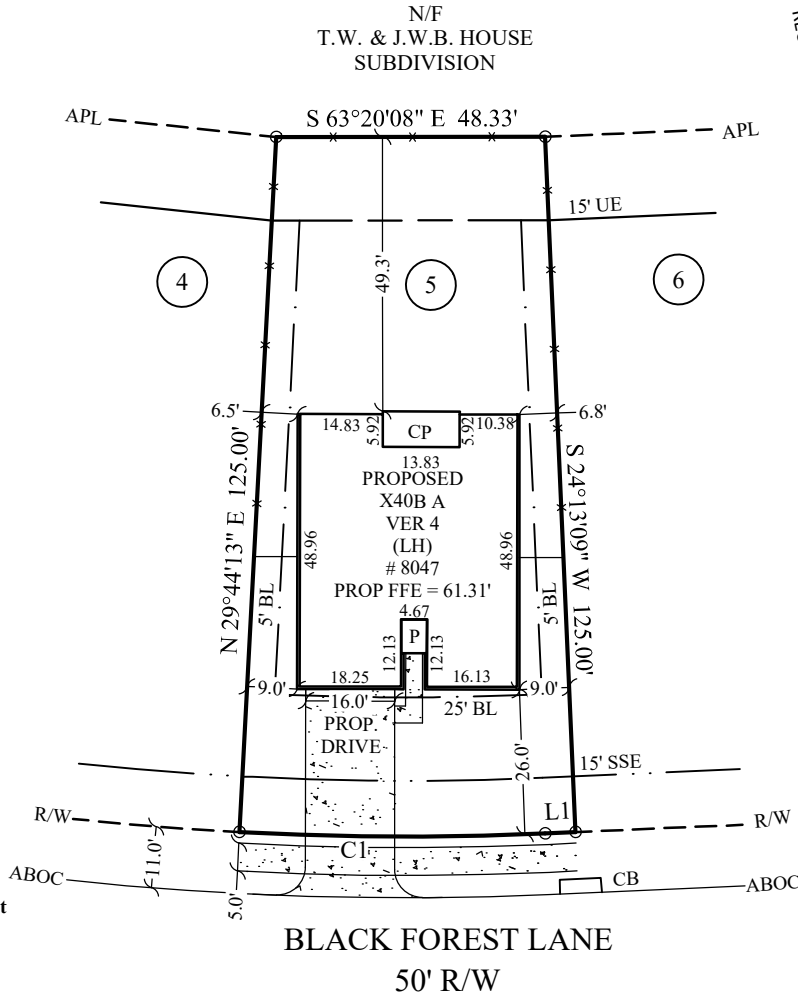
AREA: 6,817 S.F. ~ 0.16 ACRES
FILE NO. 20200168

MFE: 61.31'

Curve	Radius	Length	Chord	Chord Bearing
CI	570.00'	54.89'	54.87'	N 63°01'19" W
Line	Bearing	Distance		
L1	N 65°46'51" W	5.50'		



GRAPHIC SCALE: 1" = 30'



LEGEND:

- BL- Building Line
- UE- Utility Easement
- SSE- Sanitary Sewer Easement
- R/W- Right of Way
- PROP- Proposed
- CB- Catch Basin
- P- Porch
- CP- Covered Patio
- 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:	215 LF
FRONT=	16 LF
LEFT=	75 LF
RIGHT=	76 LF
REAR=	48 LF

SLAB=	1,956 SF
LOT AREA=	6,817 SF
LOT COVERAGE=	29 %
INTURN=	187 SF
DRIVEWAY=	422 SF
PUBLIC WALK=	224 SF
PRIVATE WALK=	43 SF
REAR YARD AREA=	338.3 SY
FRONT YARD AREA=	182.1 SY

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

**PLOT PLAN FOR:
DR HORTON**

SUBDIVISION: SOUTHERN COLONY
EXPANSION PHASE 1
LOT: 5 BLOCK: 2 SECTION: 1B
FORT BEND COUNTY, TEXAS

**CARTER & CLARK
LAND SURVEYORS AND PLANNERS**

3090 Premiere Parkway, Suite 600
Duluth, GA 30097
Ph: 770.495.9793
Toll Free: 866.637.1048

