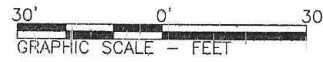


GENERAL NOTES

1. THIS PROPERTY IS SUBJECT TO ADDITIONAL EASEMENTS OR RESTRICTIONS OF RECORD.
2. CARTER & CLARK LAND SURVEYORS IS UNABLE TO WARRANT THE ACCURACY OF BOUNDARY INFORMATION, STRUCTURES, EASEMENTS, AND BUFFERS THAT ARE ILLUSTRATED ON THE SUBDIVISION PLAT.
3. UTILITY EASEMENT HAS NOT BEEN FIELD VERIFIED BY SURVEYOR. CONTACT UTILITY CONTRACTOR FOR LOCATION PRIOR TO CONSTRUCTION. (IF APPLICABLE)
4. THIS PLAT IS FOR EXCLUSIVE USE BY CLIENT. USE BY THIRD PARTIES IS AT THEIR OWN RISK.
5. DIMENSIONS FROM HOUSE TO PROPERTY LINES SHOULD NOT BE USED TO ESTABLISH FENCES.
6. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 114,403 FEET.
7. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET AND AN ANGULAR ERROR OF 7 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.
8. EQUIPMENT USED: TOPCON AP1 TOTAL ROBOTIC STATION.

Curve	Radius	Length	Chord	Chord Bear.
C1	330.00'	82.49'	82.28'	N 30°15'51" W
C2	25.00'	36.30'	33.19'	N 04°10'21" E

SCALE: 1" = 30'



ADDRESS: 28919 COPPER BREAK COURT

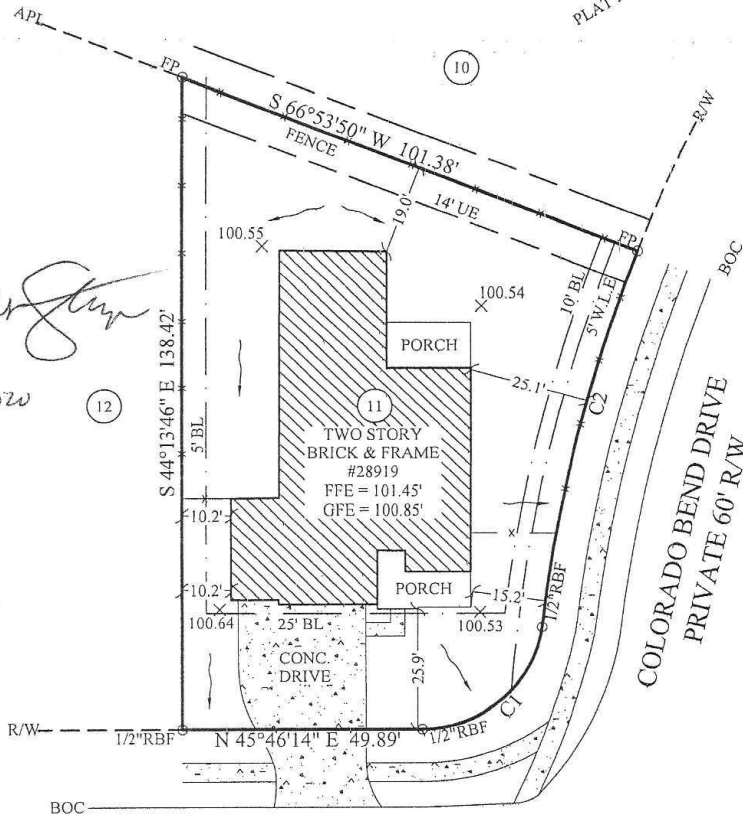
AREA: 9,861 S.F. ~ 0.22 ACRES

PLAT NO. 20140157

MFE: 145.50'



Chris Post
03/30/2020



LEGEND:

- RBS- Rebar Set
- RBF- Rebar Found
- BL- Building Line
- X- Fence
- R/W- Right of Way
- N/F- Now or Formerly
- UE- Utility Easement
- APL- Approximate Property Line
- BOC- Back of Curb
- MFE- Minimum Floor Elevation
- GFE- Garage Floor Elevation
- FFE- Finished Floor Elevation
- FP- Fence Post
- CONC- Concrete
- WLE- Water Line Easement



COPPER BREAK COURT
PRIVATE 60' R/W

COLORADO BEND DRIVE
PRIVATE 60' R/W

COMMON PRIVACY
FENCES CONSTRUCTED
BY BUILDER

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

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED WITHIN THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

SURVEY FOR:
DR HORTON

SUBDIVISION: TAMARRON
LOT: 11 BLOCK: 2 SECTION 3
J.D. VERMILLION SURVEY, ABSTRACT 339
FORT BEND COUNTY, TEXAS

FIELD WORK DATE: 04/17/2019
20190402247 DRH FC: JM

CARTER & CLARK
LAND SURVEYORS AND PLANNERS

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