

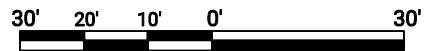
ADDRESS: 6802 TELFORD HOLLOW TRAIL

AREA: 9,754 S.F. ~ 0.22 ACRES

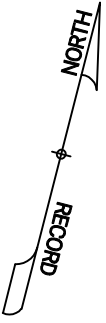
PLAT NO. 20210210

MFE=94.80'

DRAINAGE TYPE: "A"



GRAPHIC SCALE: 1" = 30'

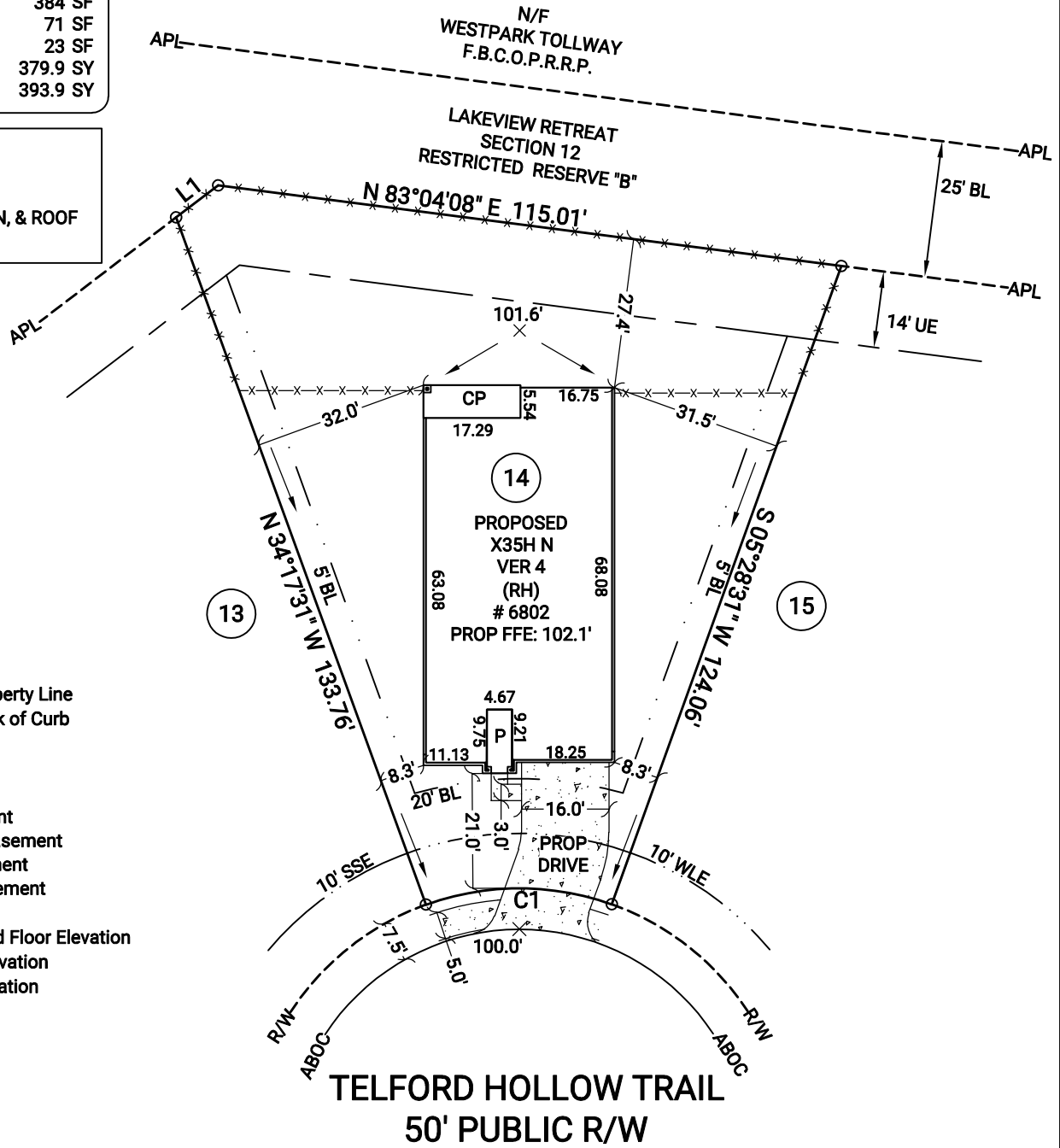


TOTAL FENCE	255 LF
FRONT	65 LF
LEFT	34 LF
RIGHT	31 LF
REAR	125 LF
AREAS	
LOT AREA	9,754 SF
SLAB	2,422 SF
LOT COVERAGE	25 %
INTURN	130 SF
DRIVEWAY	384 SF
PUBLIC WALK	71 SF
PRIVATE WALK	23 SF
REAR YARD AREA	379.9 SY
FRONT YARD AREA	393.9 SY

Line	Bearing	Distance
L1	N 38°14'46" E	9.64'

Curve	Radius	Length	Chord	Chord Bearing
C1	50.00'	34.70'	34.01'	S 75°35'30" W

OPTIONS:
 3 SIDES BRICK
 COVERED PATIO
 FRAMING, FOUNDATION, & ROOF
 RAFTER DETAILS



- LEGEND**
- BL Building Line
 - APL Approximate Property Line
 - ABOC Approximate Back of Curb
 - R/W Right of Way
 - N/F Now or Formerly
 - UE Utility Easement
 - DE Drainage Easement
 - SSE Sanitary Sewer Easement
 - WLE Water Line Easement
 - STMSE Storm Sewer Easement
 - PROP Proposed
 - MFE Minimum Finished Floor Elevation
 - FFE Finished Floor Elevation
 - GFE Garage Floor Elevation
 - P Porch
 - CP Covered Patio
 - PAT Patio
 - S Stoop
 - CONC Concrete
 - X- Fence
 - TOF Top of Forms
 - RBF Rebar Found
 - FBCOPR Fort Bend County Official Public Records

NOTE: BASE ELEVATION IS ASSUMED.
 (FOR REFERENCE ONLY)
 NOTE: PLOT PLAN PREPARED WITHOUT BENEFIT OF TITLE.

GENERAL NOTES: No field work has been performed. This property is subject to additional easements or restrictions of record. Carter & Clark Surveyors is unable to warrant the accuracy of boundary information, structures, easements, and buffers that are illustrated on the subdivision plat. Utility easement has not been field verified by surveyor. contact utility contractor for location prior to construction (if applicable). This plat is for exclusive use by client. Use by third parties is at their own risk. Dimensions from house to property lines should not be used to establish fences. 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. This plat has been calculated for closure and is found to be accurate within one foot in 10,000+ feet.

SUB: Lakeview Retreat SEC: 12
 LOT: 14 BL: 2
 City of Houston E.T.J, Fort Bend County,
 Texas

PLOT PLAN FOR:

ORDER DATE: 01/25/2022
 20220108629 DRH_HTX_S FC: N/A

CARTER + CLARK
 SURVEYORS ■ PLANNERS ■ ENGINEERS

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