

ADDRESS: 3311 BALBOA GROVE LANE

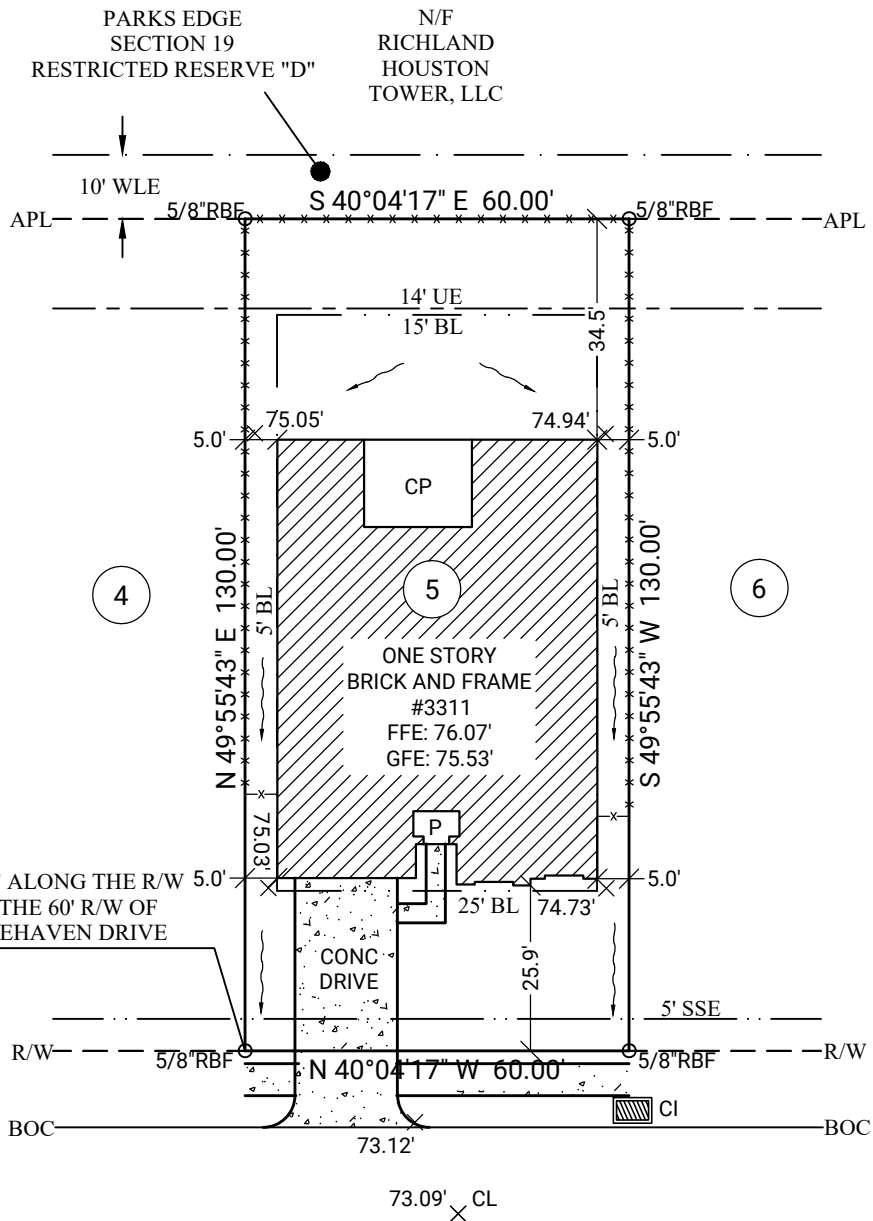
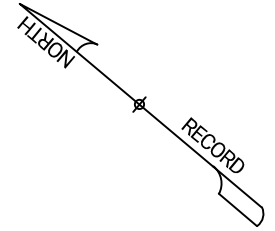
AREA: 7,800 S.F. ~ 0.18 ACRES

PLAT NO. 20210203

MFE:74.70'

30' 20' 10' 0' 30'

GRAPHIC SCALE: 1" = 30'



BALBOA GROVE LANE
50' PUBLIC R/W

NOTE: COMMON PRIVACY FENCE CONSTRUCTED BY BUILDER.

LEGEND:

- P- Porch
- X- Fence
- MH- Manhole
- WM- Water Meter
- LF- Linear Feet
- SF- Square Feet
- BL- Building Line
- CL- Center Line
- BOC- Back of Curb
- RBS- Rebar Set
- RBF- Rebar Found
- US- Utility Servitude
- R/W- Right of Way
- CP- Covered Patio
- CB- Catch Basin
- C/O- Clean Out
- CONC- Concrete
- CI- Curb Inlet
- N/F- Now or Formerly
- GBL- Garage Building Line
- RBTS- Rebar To Be Set
- DS- Drainage Servitude
- WLE- Water Line Easement
- STMSE- Storm Sewer Easement
- SSE- Sanitary Sewer Easement
- FFE- Finished Floor Elevation
- APL- Approximate Property Line
- FFE- Finished Floor Elevation
- GFE- Garage Floor Elevation

GENERAL NOTES: Survey prepared without the benefit of title. 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. This plat has been calculated for closure and is found to be accurate within one foot in 10,000+ feet. 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. Equipment used: Leica TS13 Robotic Total Station.

SUB: Parks Edge SEC: 19
LOT: 5 BL: 4
 City of Missouri City, Fort Bend County, Texas

FINAL SURVEY FOR:

D·R·HORTON
America's Builder

FIELD WORK DATE: 09/01/2022
 20220810344 DRH_HTX_S FC: JM

CARTER + CLARK
 SURVEYORS ■ PLANNERS ■ ENGINEERS

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 FIRM LICENSE: 10193759

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.

09/01/2022