

ADDRESS: 3303 BALBOA GROVE LANE

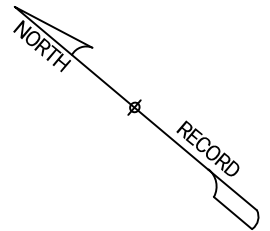
AREA: 8,447 S.F. ~ 0.19 ACRES

PLAT NO. 20210203

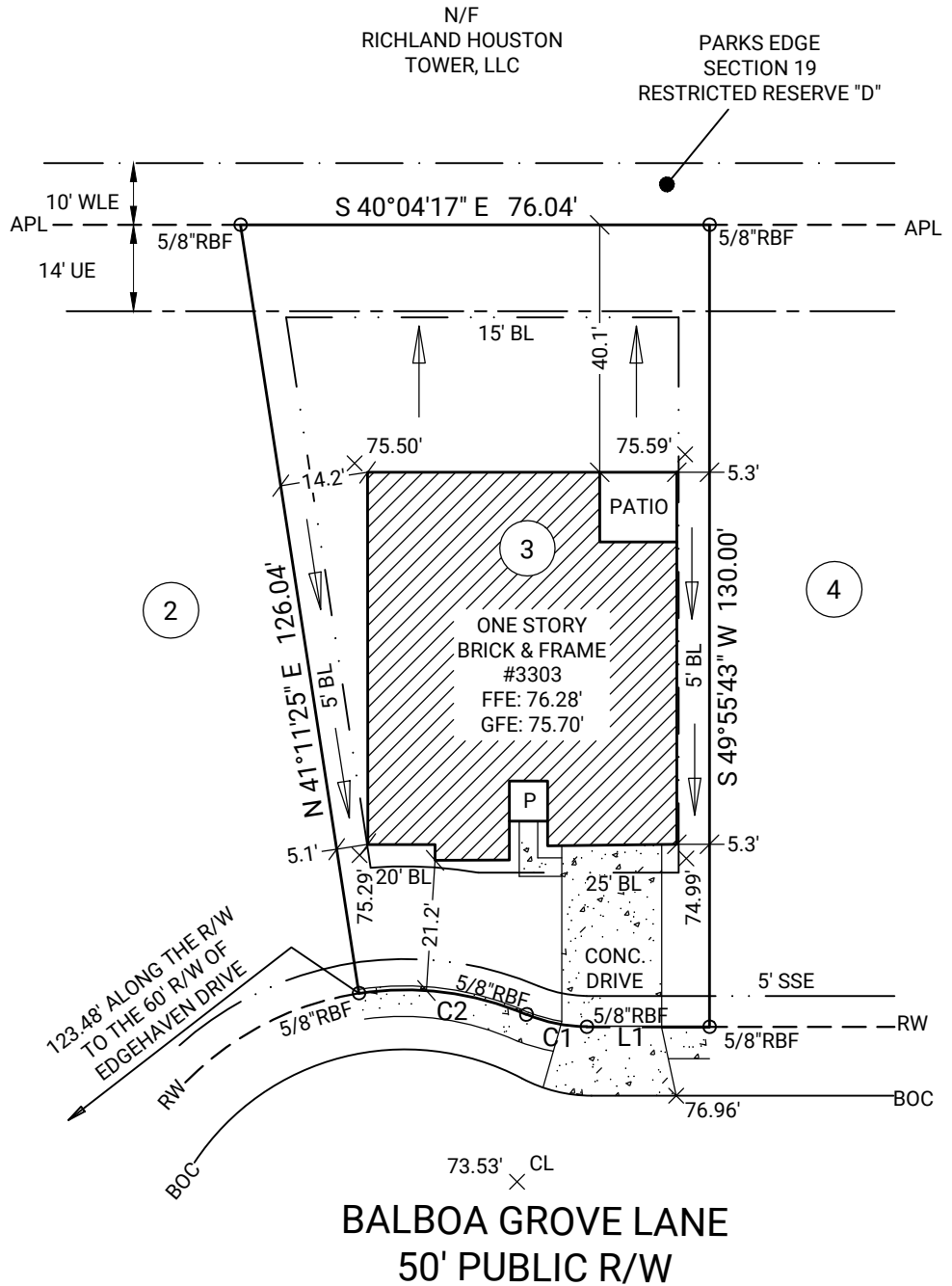
MFE: 74.70'

30' 20' 10' 0' 30'

GRAPHIC SCALE: 1" = 30'



Line	Bearing	Distance		
L1	N 40°04'17" W	19.91'		
Curve	Radius	Length	Chord	Chord Bearing
C1	25.00'	10.07'	10.00'	N 28°32'04" W
C2	50.00'	27.76'	27.41'	N 32°54'13" W



LEGEND

- BL Building Line
- CI Curb Inlet
- APL Approximate Property Line
- BOC 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 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
- RBS Rebar Set

NOTE: COMMON PRIVACY FENCE CONSTRUCTED BY BUILDER.

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: 3 BL: 4

City of Missouri City, Fort Bend County, Texas

FINAL SURVEY FOR:
D·R·HORTON
America's Builder

FIELD WORK DATE: 08/02/2022
20220709851 DRH_HTX_S FC: JM

CARTER + CLARK
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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.

08-03-22