

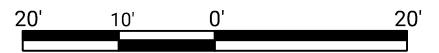
ADDRESS: 1326 RICASOLI DRIVE

PLAT NO. 20230028

MFE: 103.71'

AREA: 5,686 S.F. ~ 0.13 ACRES

DRAINAGE TYPE: "A"



GRAPHIC SCALE: 1" = 20'

Line	Distance	Bearing
L1	21.70'	S 85°26'30" W

Curve	Radius	Length	Chord	Chord Bearing
C1	25.00'	16.09'	15.81'	N 17°07'25" W
C2	50.00'	10.28'	10.26'	N 63°34'37" W

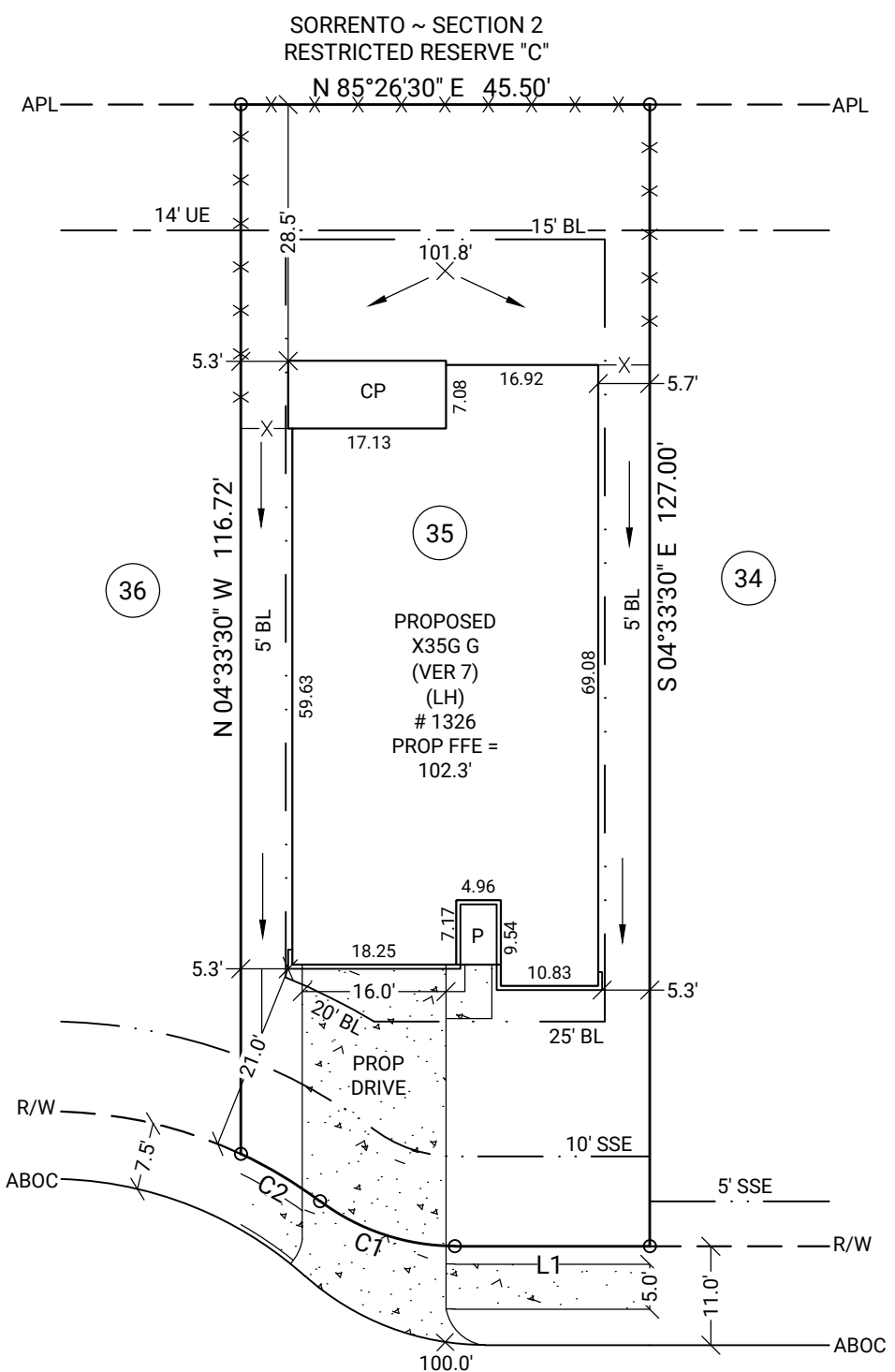
TOTAL FENCE	
FRONT	122 LF
LEFT	11 LF
RIGHT	36 LF
REAR	29 LF
REAR	46 LF

AREAS	
LOT AREA	5,686 SF
SLAB	2,325 SF
LOT COVERAGE	41 %
INTURN	167 SF
DRIVEWAY	459 SF
PUBLIC WALK	153 SF
PRIVATE WALK	24 SF
REAR YARD AREA	149.5 SY
FRONT YARD AREA	186.7 SY

OPTIONS:
FRONT BRICK ONLY, 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
 - RBS Rebar Set



**RICASOLI DRIVE
50' PUBLIC R/W**

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: Sorrento SEC: 2
LOT: 35 BL: 1

Richmond, Fort Bend County, Texas

PLOT PLAN FOR:
D·R·HORTON
America's Builder

ORDER DATE: 05/11/2023
20230505415 DRH_HTX_S FC: N/A

CARTER + CLARK
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