



19 pgs

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OFFICIAL PUBLIC RECORDS



Laura Richard
Laura Richard, County Clerk
Fort Bend County Texas
April 27, 2021 03:00:38 PM
FEE: \$6589.00 TD1

20210079

ARC	LEN.	RAD.	CHRD. BRG.	CHRD. LEN.
A1'	47.06'	50'	S43°36'39"E	45.34'



TOP OF CURB CALCULATION:

- 7.5" SLAB EXPOSURE (6" ACTUAL SLAB + 1.5" SOD)
- 6" FALL FROM SLAB TO HIGH POINT OF SWALE
- 1.5" HIDDEN SLAB (BRICK LEDGE OR SIDING OVER SLAB)
- 1.5" MARGIN OF ERROR
- 16.5" / 12 = 1.375 (1.4' ABOVE HIGH POINT OF SWALE)

- FROM REAR OF THE HOME, OFFSET 10' BACK
- FIND THE MIDPOINT OF THE LOT BASED OFF THE 10'
- MEASURE FROM THE MIDPOINT TO THE SIDE PROPERTY LINE
- MEASURE FROM THE SIDE PROPERTY LINE TO THE FRONT CURB (LONGEST DISTANCE IF ODD LOT)
- ADD BOTH MEASUREMENTS (ROUND UP TO WHOLE FEET)
- MULTIPLY WHOLE DISTANCE X 1.25 (SLOPE)
- ADD WHOLE DIST FEET + 1.4'

LOT SQ.FT. = 16946 SQ FT

LINEAR FENCE									
A	B	C	D	E	F	G	H	I	TOTAL FT
13	106	62	139	96	11	6	1	1	427

TOTAL FLATWORK		
DRIVEWAY:	677 SQ FT	
	14 CU YDS	
WALKS & A/C PADS:	237 SQ FT	
	3 CU YDS	

SOD SOYDS		
FRONT	REAR	TOTAL
133	1230	1363

NOTES:

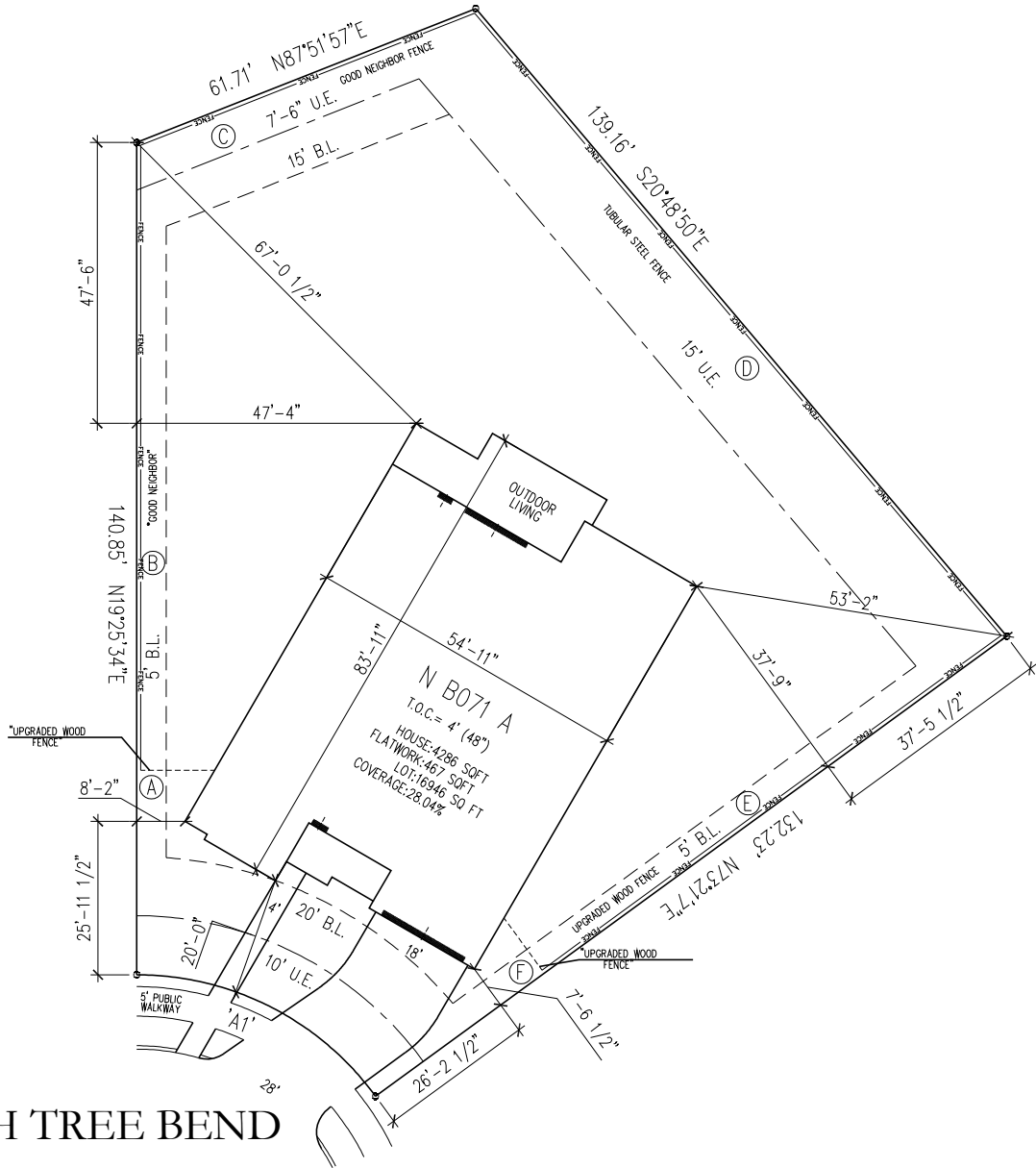
- FRONT FENCE LOCATED PER BUILDER.
- VERIFY GRADING IN FIELD.
- VERIFY BUILDING SETBACKS AND/OR EASEMENTS IN FIELD

1. REQUEST COMP. & APPROVED 03/09/22 MVM

I do hereby certify that this drawing or plan and related specifications meet all local requirements and are in local conformity with V.A. minimum property requirements.

PLOT PLAN LOT SPECIFIC CHECKLIST			
	YES	NO	N/A
1. DESIGNATED ZERO SIDE (MIN. DISTANCE B/T STRUCTURES)			
2. UTILITY & AERIAL EASEMENTS			
3. UTILITY PEDESTALS, TRANSFORMERS, STREET LIGHT CONFLICTS			
4. SPECIAL LOT BUILD LINES (CORNER LOT, LAKE LOT)			
5. GUIDELINES SUPERCEDE RECORDED PLAT BUILDING SETBACK			
6. DRIVEWAY SLOPE (MAX 7%)			
7. TOPOGRAPHY (DEPTH/GARAGE ON HIGH SIDE)			
8. FENCE REQUIREMENTS (SETBACKS)			
9. HD: OVERHANGS & CANTILEVERS			
10. SIDES & REAR / FRONT SETBACKS			

BEECH TREE BEND



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The measurements, dimensions, and other specifications shown on this document are guidelines for construction use only. They are not intended to be used as a structural specification. This document may not be relied on as a representation of what the completed structure will look like.

David Weekley Homes
BRIAL/SB
Date: 03/18/19
Scale: 1/8" = 1'-0"
Rev: 08/11/20 SL

Proj. No.: 1409
Job No.: 0071
Lot: 13
Blk: 01
Sect: 30

JORDAN RANCH 70'
295223 BEECH TREE BEND
FULSHEAR, TX

NORTH B071-A
PLT PLAN-1
AUGUSTINE
HOUSTON