

ADDRESS: 10630 KINGS RIVER DRIVE

AREA: 6,783 S.F. ~ 0.15 ACRES

PLAT NO. 2021047110

20' 10' 0' 20'

GRAPHIC SCALE: 1" = 20'

DRAINAGE TYPE: "A"

<b>TOTAL FENCE</b>	246 LF
FRONT	12 LF
LEFT	87 LF
RIGHT	86 LF
REAR	61 LF
<b>AREAS</b>	
LOT AREA	6,755 SF
SLAB	2,683 SF
LOT COVERAGE	40 %
INTURN	185 SF
DRIVEWAY	444 SF
PUBLIC WALK	154 SF
PRIVATE WALK	29 SF
REAR YARD AREA	291.3 SY
FRONT YARD AREA	127.7 SY

**OPTIONS:**  
3 sides brick  
Framing, foundation, & roof rafter details

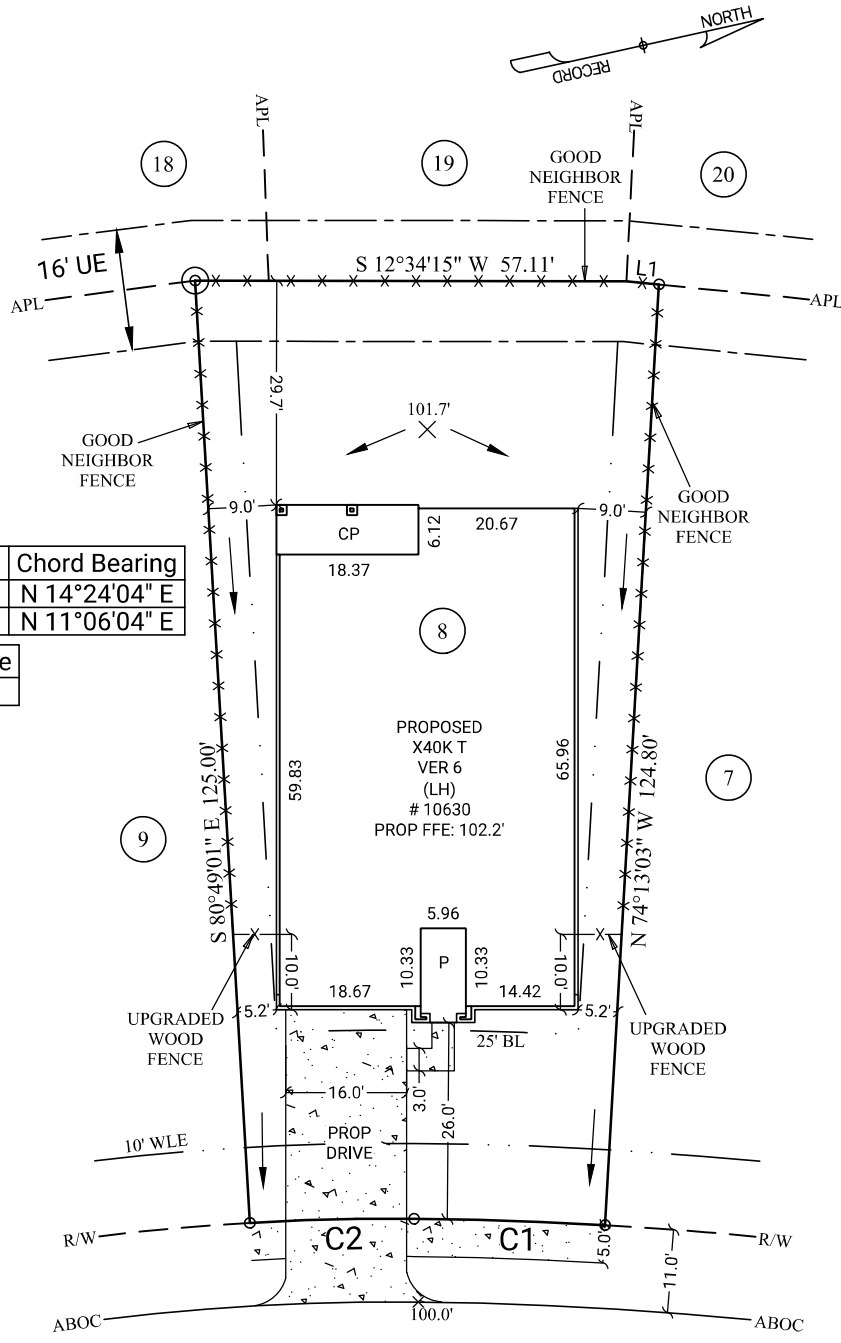
Curve	Radius	Length	Chord	Chord Bearing
C1	525.00'	25.32'	25.32'	N 14°24'04" E
C2	325.00'	21.76'	21.76'	N 11°06'04" E

Line	Bearing	Distance
L1	S 18°11'41" W	4.34'

\*REFER TO GUIDELINES FOR FENCE SPECIFICATIONS

**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



KINGS RIVER DRIVE  
50' PUBLIC R/W

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

**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: Sierra Vista West  
LOT: 8 BL: 6 SEC: 4  
City of Iowa Colony, Brazoria County, Texas

PLOT PLAN FOR:

**D.R. HORTON**  
*America's Builder*

ORDER DATE: 01/17/2022  
20220106035 DRH\_HTX\_S FC: N/A

**CARTER + CLARK**  
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