

GENERAL NOTES

1. THIS PROPERTY IS SUBJECT TO ADDITIONAL EASEMENTS OR RESTRICTIONS OF RECORD
2. CARTER AND CLARK SURVEYORS IS UNABLE TO WARRANT THE ACCURACY OF BOUNDARY INFORMATION, STRUCTURES, EASEMENTS, AND BUFFERS THAT ARE ILLUSTRATED ON THE SUBDIVISION PLAT.
3. UTILITY EASEMENT HAS NOT BEEN FIELD VERIFIED BY SURVEYOR. CONTACT UTILITY CONTRACTOR FOR LOCATION PRIOR TO CONSTRUCTION (IF APPLICABLE)
4. THIS PLAT IS FOR EXCLUSIVE USE BY CLIENT. USE BY THIRD PARTIES IS AT THEIR OWN RISK.
5. DIMENSIONS FROM HOUSE TO PROPERTY LINES SHOULD NOT BE USED TO ESTABLISH FENCES.
6. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 40,783 FEET.
7. 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.
8. EQUIPMENT USED: TOPCON APLI TOTAL ROBOTIC STATION.

Curve	Radius	Length	Chord	Chord Bear.
C1	50.00'	39.26'	38.26'	N 11°17'29" W
C2	25.00'	24.50'	23.53'	N 05°42'23" W

Course	Bearing	Distance
L1	N 22°22'24" E	7.39'
L2	S 07°49'50" W	16.82'

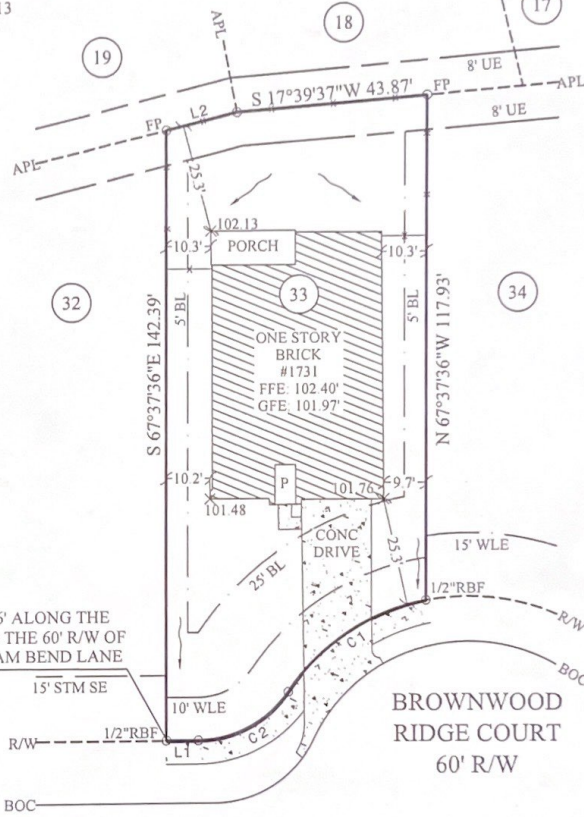


ADDRESS: 1731 BROWNWOOD RIDGE COURT

AREA: 7,985 S.F. ~ 0.18 ACRES

PLAT NO. 20180213

MFE=86.65'



LEGEND:

- BL- Building Line
- UE- Utility Easement
- R/W- Right of Way
- PROP- Proposed
- P- Porch
- X- Fence
- RBF- Rebar Found
- FP- Fence Post
- CONC- Concrete
- GFE- Garage Floor Elevation
- CP- Covered Patio
- APL- Approximate Property Line
- BOC- Back of Curb
- FFE- Finished Floor Elevation
- MFE- Minimum Floor Elevation
- TOF- Top of Form
- WLE- Water Line Easement
- SSE- Sanitary Sewer Easement
- STM SE - Storm Sewer Easement
- POB- Point of Beginning

444.26' ALONG THE R/W TO THE 60' R/W OF GRAHAM BEND LANE

[Signature] 8-11-20 COMMON PRIVACY FENCES CONSTRUCTED BY BUILDER

NOTE: BASE ELEVATION IS ASSUMED. (FOR REFERENCE ONLY)

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.

SURVEY FOR:
DR HORTON

SUBDIVISION: SUNSET CROSSING
LOT: 33 BLOCK: 1 SECTION: 1
FORT BEND COUNTY, TEXAS

FIELD WORK DATE: 03/23/2020
20200304456 DRH FC: BC

CARTER & CLARK
LAND SURVEYORS AND PLANNERS

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