

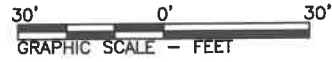
GENERAL NOTES

1. NO FIELD WORK HAS BEEN PERFORMED.
2. THIS PROPERTY IS SUBJECT TO ADDITIONAL EASEMENTS OR RESTRICTIONS OF RECORD.
3. CARTER AND CLARK SURVEYORS IS UNABLE TO WARRANT THE ACCURACY OF BOUNDARY INFORMATION, STRUCTURES, EASEMENTS, AND BUFFERS THAT ARE ILLUSTRATED ON THE SUBDIVISION PLAT.
4. UTILITY EASEMENT HAS NOT BEEN FIELD VERIFIED BY SURVEYOR. CONTACT UTILITY CONTRACTOR FOR LOCATION PRIOR TO CONSTRUCTION. (IF APPLICABLE)
5. THIS PLAT IS FOR EXCLUSIVE USE BY CLIENT. USE BY THIRD PARTIES IS AT THEIR OWN RISK.
6. DIMENSIONS FROM HOUSE TO PROPERTY LINES SHOULD NOT BE USED TO ESTABLISH FENCES.
7. 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.
8. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 84,271 FEET.

PLOT PLAN PREPARED WITHOUT BENEFIT OF TITLE.

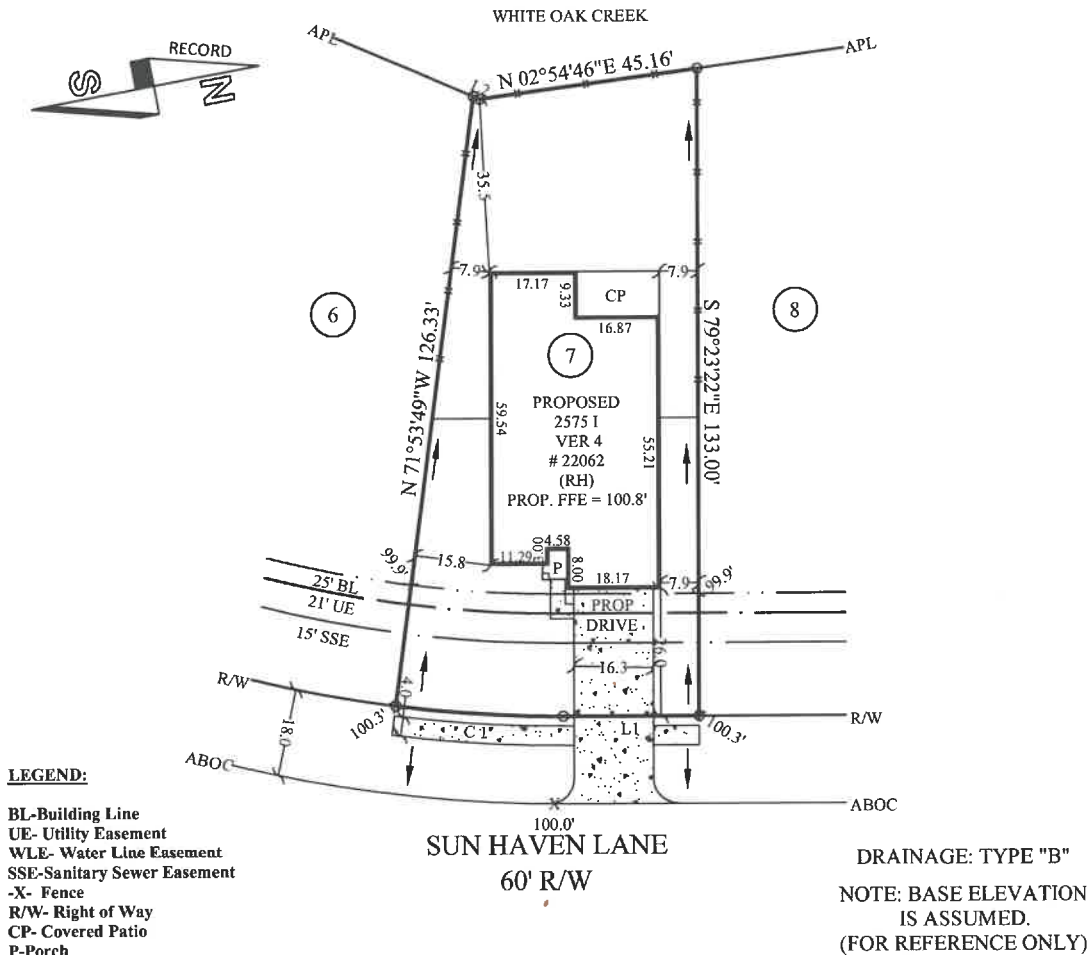
Curve	Radius	Length	Chord	Chord Bear.
C1	270.00'	34.88'	34.85'	S 14°18'40" W
Course	Bearing	Distance		
L1	S 10°36'38" W	27.73'		
L2	N 33°47'45" E	1.39'		

SCALE: 1" = 30'



ADDRESS: 22062 SUN HAVEN LANE

AREA: 7,022 S.F. ~ 0.16 ACRES
PRELIMINARY PLAT



LEGEND:

- BL- Building Line
- UE- Utility Easement
- WLE- Water Line Easement
- SSE- Sanitary Sewer Easement
- X- Fence
- R/W- Right of Way
- CP- Covered Patio
- P- Porch
- PROP- Proposed
- APL- Approximate Property Line
- ABOC- Approximate Back of Curb

DRAINAGE: TYPE "B"
NOTE: BASE ELEVATION IS ASSUMED.
(FOR REFERENCE ONLY)

FOR:



TOTAL FENCE=	206 LF
FRONT=	20 LF
LEFT=	67 LF
RIGHT=	72 LF
REAR=	47 LF

SLAB=	2,223 SF
LOT AREA=	7,022 SF
LOT COVERAGE=	32 %
INTURN=	303 SF
DRIVEWAY=	423 SF
PUBLIC WALK=	187 SF
PRIVATE WALK=	29 SF
REAR YARD AREA=	2,393 SF
FRONT YARD AREA=	3,554 SF

OPTIONS:
8/12- ROOF PITCH
4 SIDES BRICK
STANDARD COVERED PATIO
FRAMING, FOUNDATIONS, & ROOF
RAFTER DETAIL

**PLOT PLAN FOR:
DR HORTON**

SUBDIVISION: VALLEY RANCH
LOT: 7 BLOCK: 2 SECTION: 9
WILLIAM MASSEY SURVEY, ABSTRACT 387
MONTGOMERY COUNTY, TEXAS

ORDER DATE: 05/24/2018
20180503513 DRH DB: RD

**CARTER & CLARK
LAND SURVEYORS AND PLANNERS**

2780 Peachtree Industrial Boulevard
Duluth, GA 30097
Ph: 770.495.9793
Toll Free: 866.637.1048
www.carterandclark.com
FIRM LICENSE: 10193759

