

ADDRESS: 3935 HORDLEY TERRACE TRAIL

AREA: 14,831 S.F. ~ 0.34 ACRES

PLAT NO. 20220066

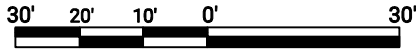
MFE:155.0'

OPTIONS:
 3 SIDES BRICK, COVERED PATIO,
 MEDIA ROOM, FRAMING,
 FOUNDATION, & ROOF RAFTER
 DETAILS

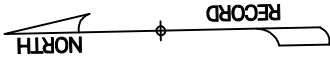
DRAINAGE TYPE: "A"

| | |
|--------------------|--------|
| TOTAL FENCE | 362 LF |
| FRONT | 39 LF |
| LEFT | 53 LF |
| RIGHT | 78 LF |
| REAR | 192 LF |

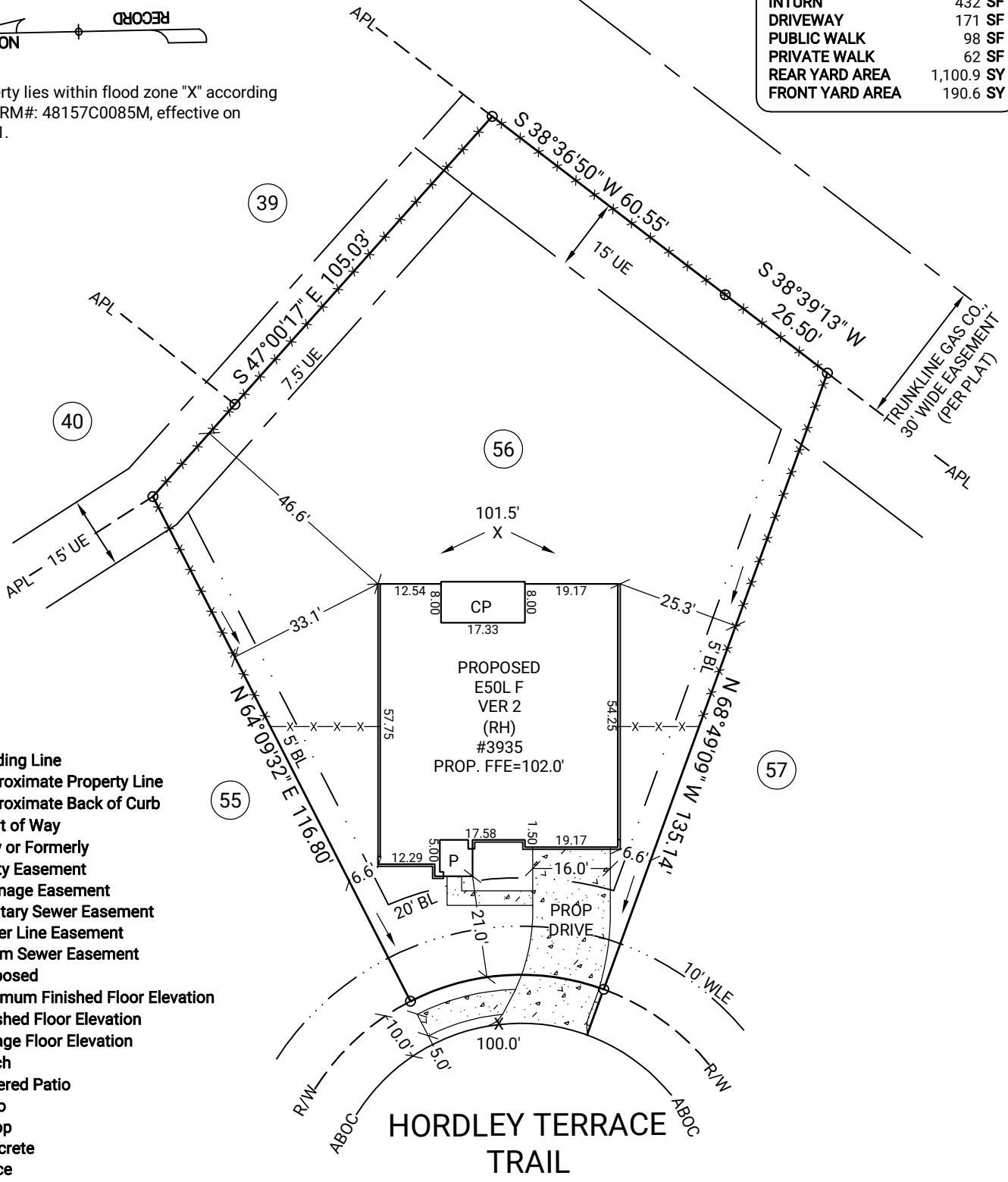
| | |
|-----------------|------------|
| AREAS | |
| LOT AREA | 14,831 SF |
| SLAB | 2,813 SF |
| LOT COVERAGE | 19 % |
| INTURN | 432 SF |
| DRIVEWAY | 171 SF |
| PUBLIC WALK | 98 SF |
| PRIVATE WALK | 62 SF |
| REAR YARD AREA | 1,100.9 SY |
| FRONT YARD AREA | 190.6 SY |



GRAPHIC SCALE: 1" = 30'



This property lies within flood zone "X" according to FEMA FIRM#: 48157C0085M, effective on 01/29/2021.



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

| Curve | Radius | Length | Chord | Chord Bearing |
|-------|--------|--------|--------|---------------|
| C1 | 50.00' | 41.06' | 39.91' | N 02°18'00" W |

HORDLEY TERRACE TRAIL

60' 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.

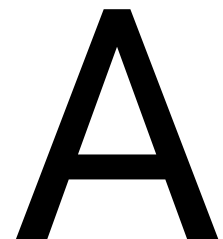
SUB: Tamarron West SEC: 3
 LOT: 56 BL: 2

City of Fulshear ETJ., Fort Bend County, Texas

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

CARTER + CLARK
 SURVEYORS ■ PLANNERS ■ ENGINEERS

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 FIRM LICENSE: 10193759



ORDER DATE: 7/14/2022
 20220703908 DRH_HTX_S FC: N/A