

ADDRESS: 3814 BIRTLEY BEND WAY

AREA: 8,072 S.F. ~ 0.19 ACRES

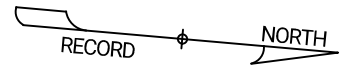
PLAT NO. 20220066

MFE: 155.00'

DRAINAGE TYPE: "A"

30' 20' 10' 0' 30'

GRAPHIC SCALE: 1" = 30'



<b>TOTAL FENCE</b>	214 LF
FRONT	23 LF
LEFT	62 LF
RIGHT	63 LF
REAR	66 LF

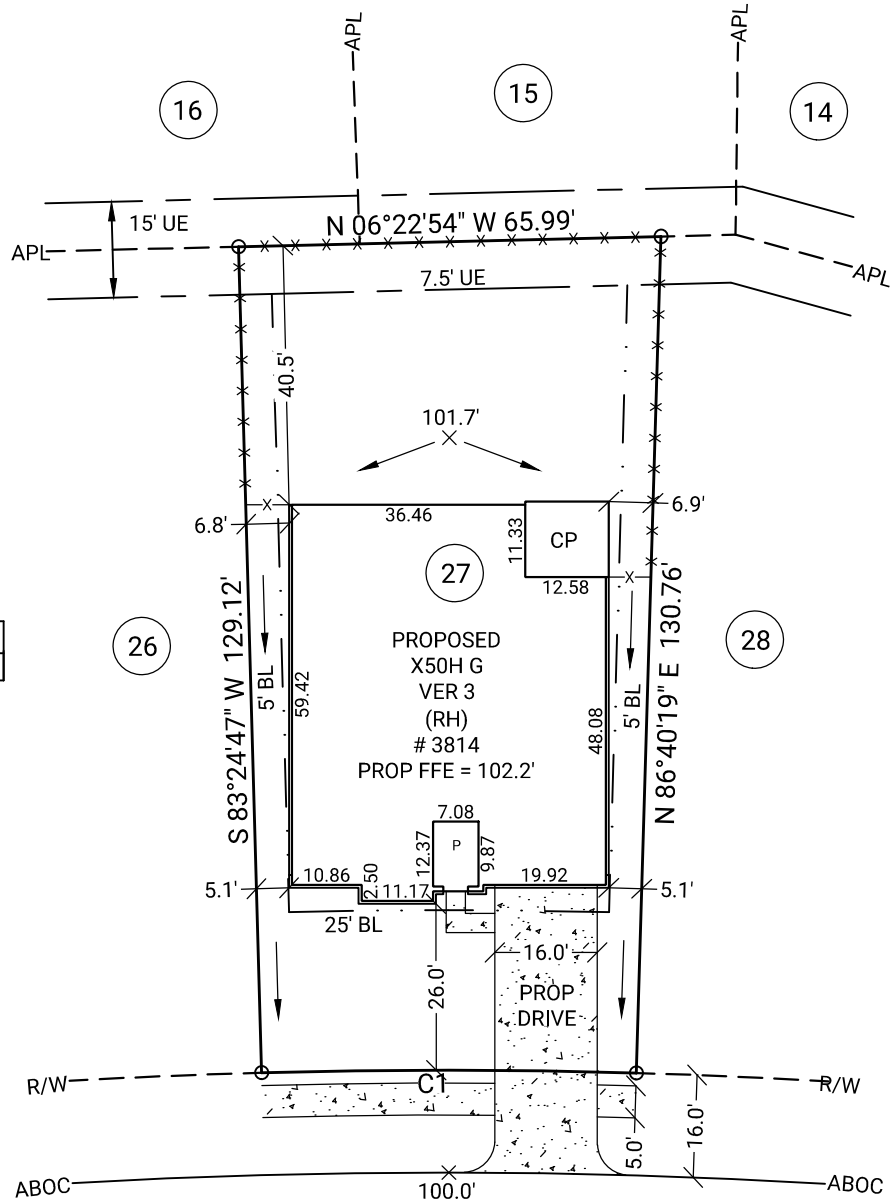
  

<b>AREAS</b>	
LOT AREA	8,072 SF
SLAB	3,033 SF
LOT COVERAGE	38 %
INTURN	266 SF
DRIVEWAY	458 SF
PUBLIC WALK	212 SF
PRIVATE WALK	30 SF
REAR YARD AREA	303.7 SY
FRONT YARD AREA	251.8 SY

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

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

Curve	Radius	Length	Chord	Chord Bearing
C1	1030.00'	58.58'	58.58'	S 04°57'27" E



**BIRTLEY BEND WAY**  
 60' PUBLIC R/W

**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

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: 27 BL: 1

City of Fulshear ETJ., Fort Bend County,  
 Texas

**PLOT PLAN FOR:**



ORDER DATE: 01/20/2023  
 20230106656 DRH\_HTX\_S FC: N/A



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 FIRM LICENSE: 10193759

