

ADDRESS: 31702 FARLAM FARMS TRAIL

PLAT NO. 20220067

AREA: 6,793 S.F. ~ 0.16 ACRES

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

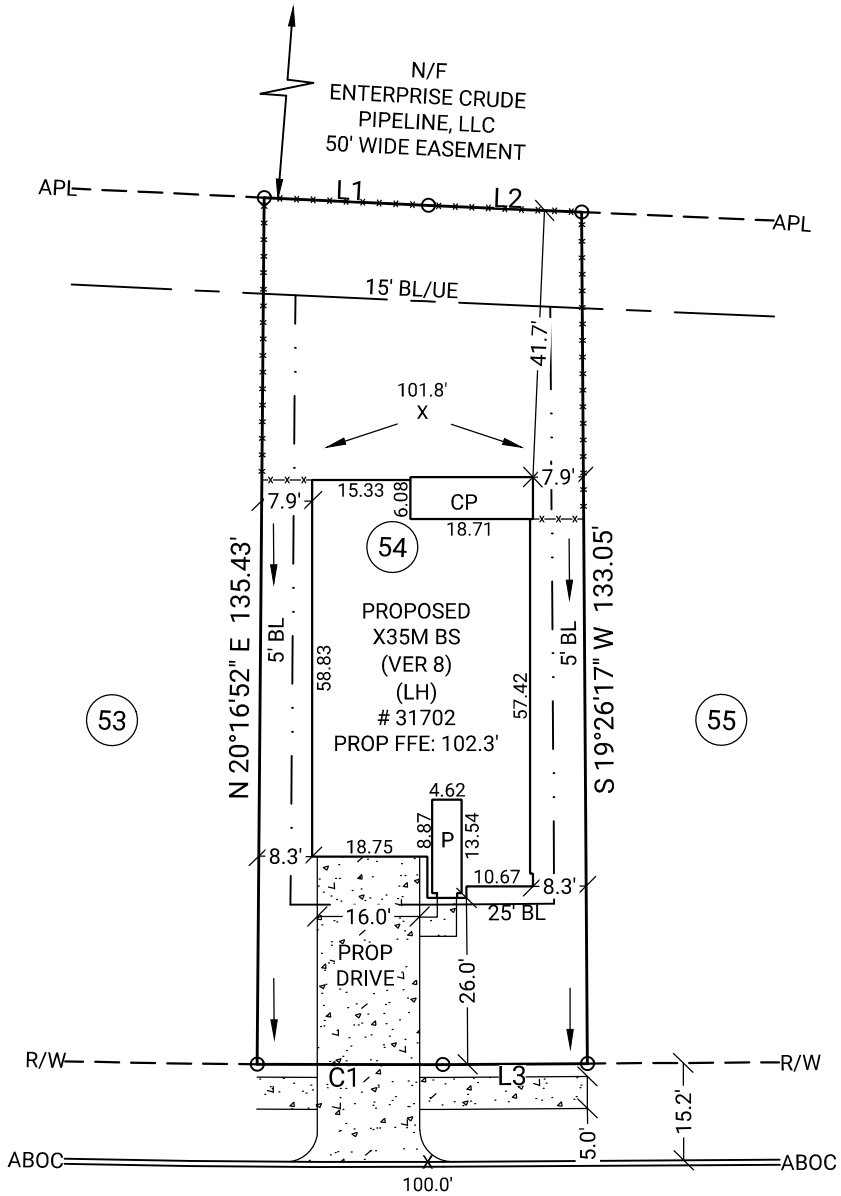
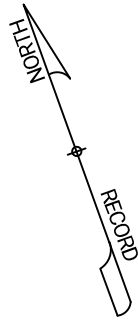
30' 20' 10' 0' 30'

GRAPHIC SCALE: 1" = 30'

DRAINAGE TYPE: "A"

TOTAL FENCE	158 LF
FRONT	16 LF
LEFT	44 LF
RIGHT	48 LF
REAR	50 LF
AREAS	
LOT AREA	6,793 SF
SLAB	2,101 SF
LOT COVERAGE	31 %
INTURN	254 SF
DRIVEWAY	520 SF
PUBLIC WALK	178 SF
PRIVATE WALK	26 SF
REAR YARD AREA	242.9 SY
FRONT YARD AREA	257.3 SY

OPTIONS:
 NO BRICK,
 COVERED PATIO,
 FRAMING, FOUNDATION, & ROOF
 RAFTER DETAILS



- 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

Line	Bearing	Distance
L1	S 67°28'54" E	25.68'
L2	S 67°41'08" E	23.98'
L3	N 70°33'43" W	22.60'

Curve	Radius	Length	Chord	Chord Bearing
C1	1,970.00'	28.99'	28.99'	N 70°08'25" 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: 4
 LOT: 54 BL: 4

City of Fulshear ETJ, Fort Bend County,
 Texas

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

ORDER DATE: 02/01/2023
 20230200235 DRH_HTX_S FC: N/A

CARTER + CLARK
 SURVEYORS ■ PLANNERS ■ ENGINEERS

3090 Premiere Parkway, Suite 600
 Duluth, GA 30097
 866.637.1048
 www.carterandclark.com
 FIRM LICENSE: 10193759

