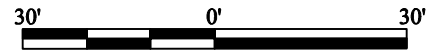


ADDRESS: 2307 COOL GREENS STREET

PLAT NO. 20220254

MFE: 84.95'

AREA: 6,786 S.F. ~ 0.16 ACRES



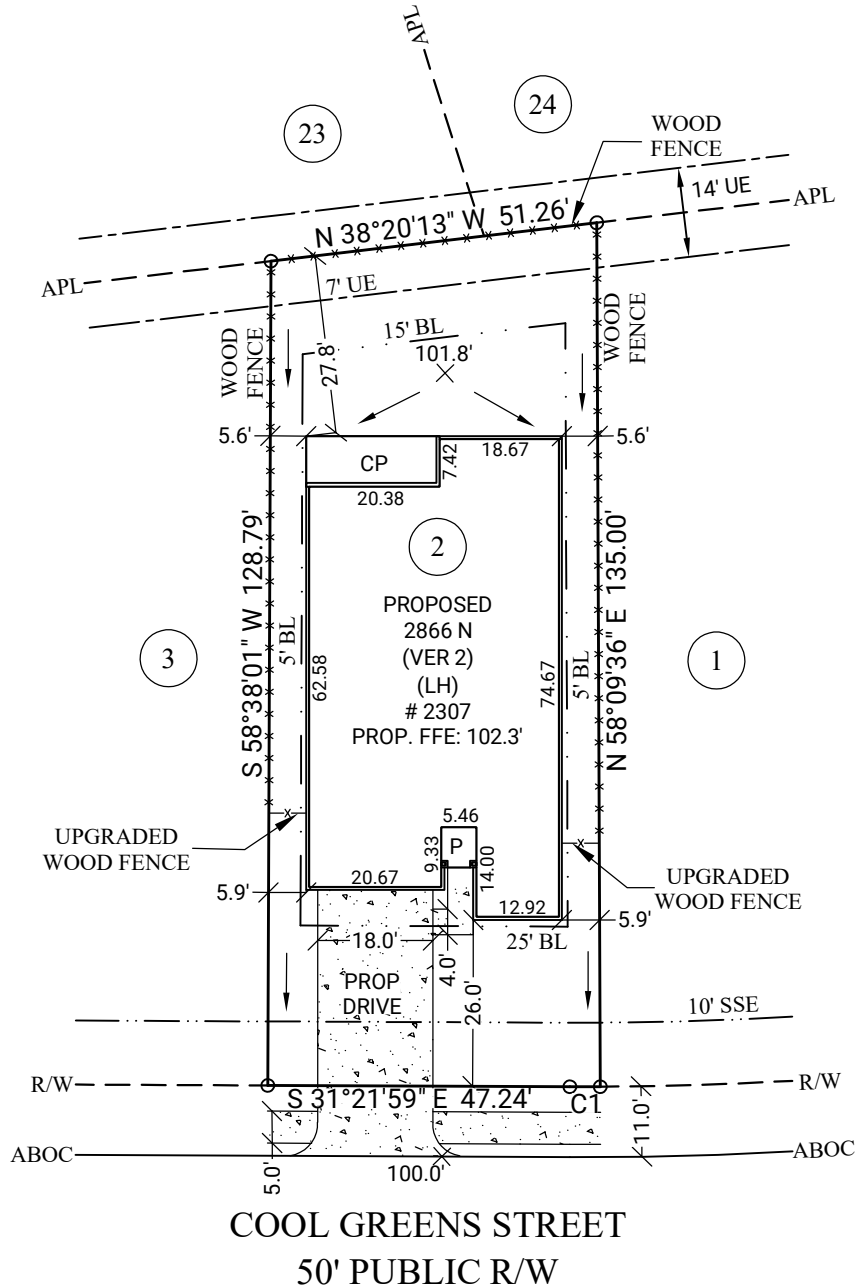
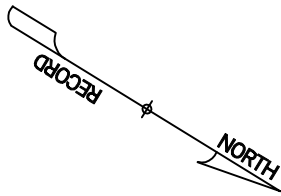
GRAPHIC SCALE: 1" = 30'

DRAINAGE TYPE: "A"

TOTAL FENCE	246 LF
FRONT	12 LF
LEFT	86 LF
RIGHT	97 LF
REAR	51 LF

AREAS	
LOT AREA	6,786 SF
SLAB	2,882 SF
LOT COVERAGE	43 %
INTURN	208 SF
DRIVEWAY	551 SF
PUBLIC WALK	169 SF
PRIVATE WALK	51 SF
REAR YARD AREA	250.0 SY
FRONT YARD AREA	138.6 SY

OPTIONS:
4 SIDES 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

Curve	Radius	Length	Chord	Chord Bearing
C1	575.00'	4.75'	4.75'	S 31°36'12" E

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: Harvest Green SEC: 40
LOT: 2BL: 4

Richmond, Fort Bend County, Texas

PLOT PLAN FOR:



ORDER DATE: 02/24/2023
20230209774 DRH_HTX_S FC: N/A



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