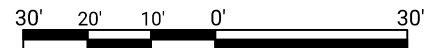


ADDRESS: 30135 GALLATIN RIVER LANE

AREA: 6,250 S.F. ~ 0.14 ACRES

PLAT NO. 20220097

MFE : 148.65'



GRAPHIC SCALE: 1" = 30'

DRAINAGE TYPE: "A"

TOTAL FENCE	156 LF
FRONT	10 LF
LEFT	53 LF
RIGHT	43 LF
REAR	50 LF

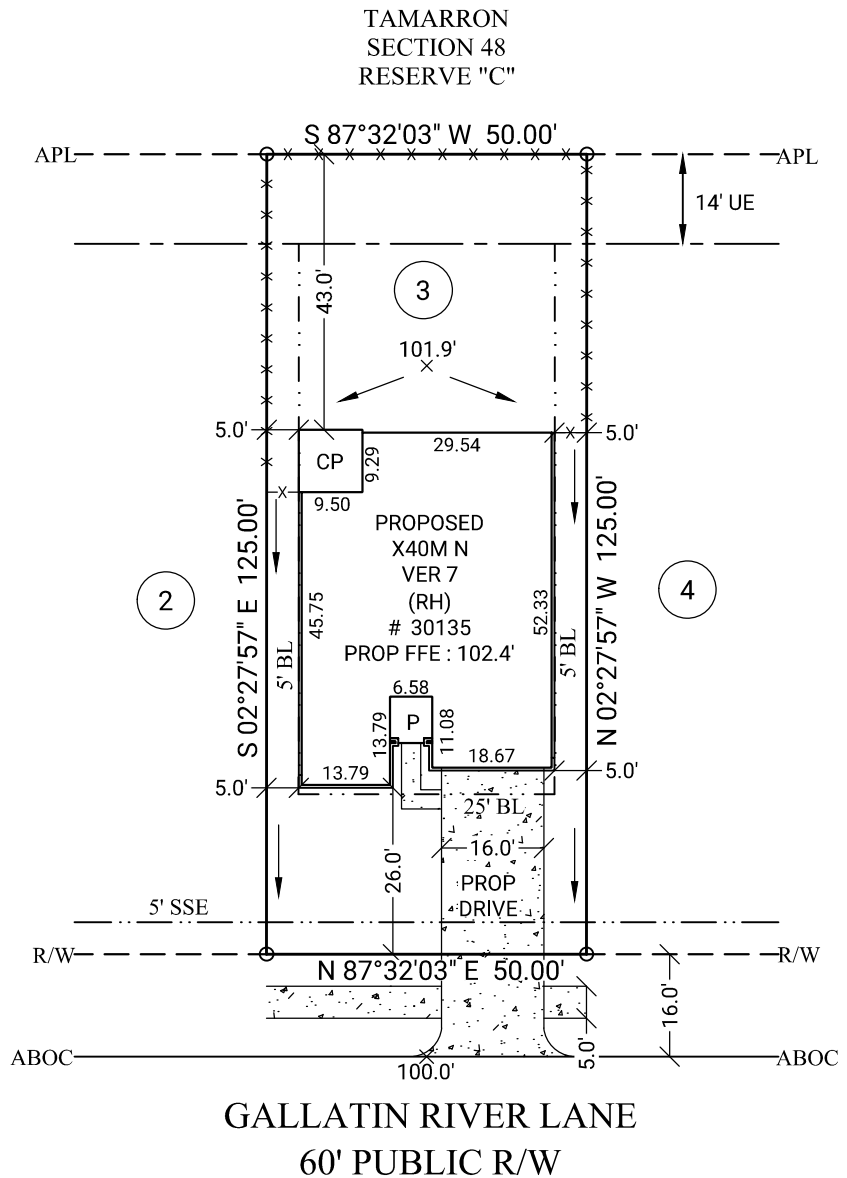
AREAS	
LOT AREA	6,250 SF
SLAB	2,126 SF
LOT COVERAGE	34 %
INTURN	266 SF
DRIVEWAY	459 SF
PUBLIC WALK	170 SF
PRIVATE WALK	41 SF
REAR YARD AREA	246.3 SY
FRONT YARD AREA	196.3 SY

OPTIONS:
 3 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



GALLATIN RIVER LANE
60' PUBLIC R/W

NOTE: BASE ELEVATION IS ASSUMED.
(FOR REFERENCE ONLY)

NOTE: PLOT PLAN PREPARED WITHOUT BENEFIT OF TITLE.

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

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 SEC: 48
 LOT: 3 BL: 1
 City of Fulshear, Fort Bend County, Texas



ORDER DATE: 01/03/2023
 20230100120 DRH_HTX_S FC: N/A



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