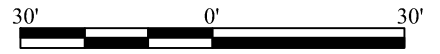


ADDRESS: 30123 REAGANS RANCH DRIVE

AREA: 6,721 S.F. ~ 0.15 ACRES

PLAT NO. 20220096

MFE: 148.6'



GRAPHIC SCALE: 1" = 30'

DRAINAGE TYPE: "A"

| TOTAL FENCE | 215 LF |
|-------------|--------|
| FRONT | 14 LF |
| LEFT | 73 LF |
| RIGHT | 73 LF |
| REAR | 55 LF |

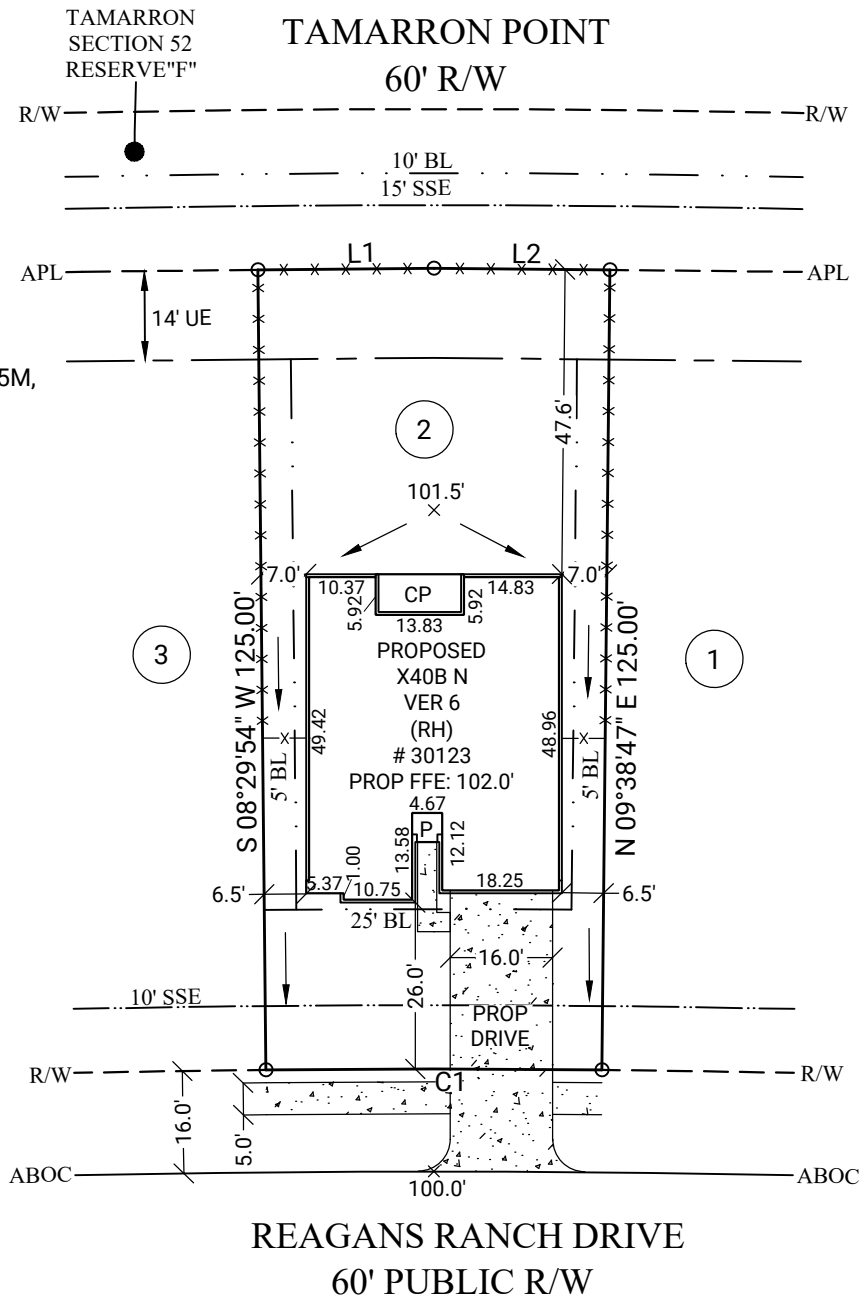
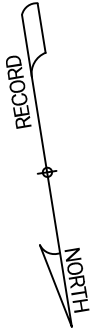
| AREAS | |
|-----------------|----------|
| LOT AREA | 6,721 SF |
| SLAB | 1,980 SF |
| LOT COVERAGE | 29 % |
| INTURN | 267 SF |
| DRIVEWAY | 440 SF |
| PUBLIC WALK | 182 SF |
| PRIVATE WALK | 48 SF |
| REAR YARD AREA | 328.2 SY |
| FRONT YARD AREA | 187.6 SY |

OPTIONS:
 4 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.

| Line | Bearing | Distance |
|------|---------------|----------|
| L1 | N 81°30'06" W | 27.50' |
| L2 | N 80°21'13" W | 27.50' |

| Curve | Radius | Length | Chord | Chord Bearing |
|-------|----------|--------|--------|---------------|
| C1 | 2620.00' | 52.50' | 52.50' | S 80°55'40" E |



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 SEC: 52
 LOT: 2 BL: 3
 City of Fulshear, Fort Bend County, Texas



ORDER DATE: 08/16/2022
 20220805407 DRH_HTX_S FC: N/A



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 FIRM LICENSE: 10193759

