

ADDRESS: 4206 DARBY PEAK COURT

AREA: 10,542 S.F. ~ 0.24 ACRES

PLAT NO. 2022064925

MFE: 148.65'

30' 0' 30'

GRAPHIC SCALE: 1" = 30'

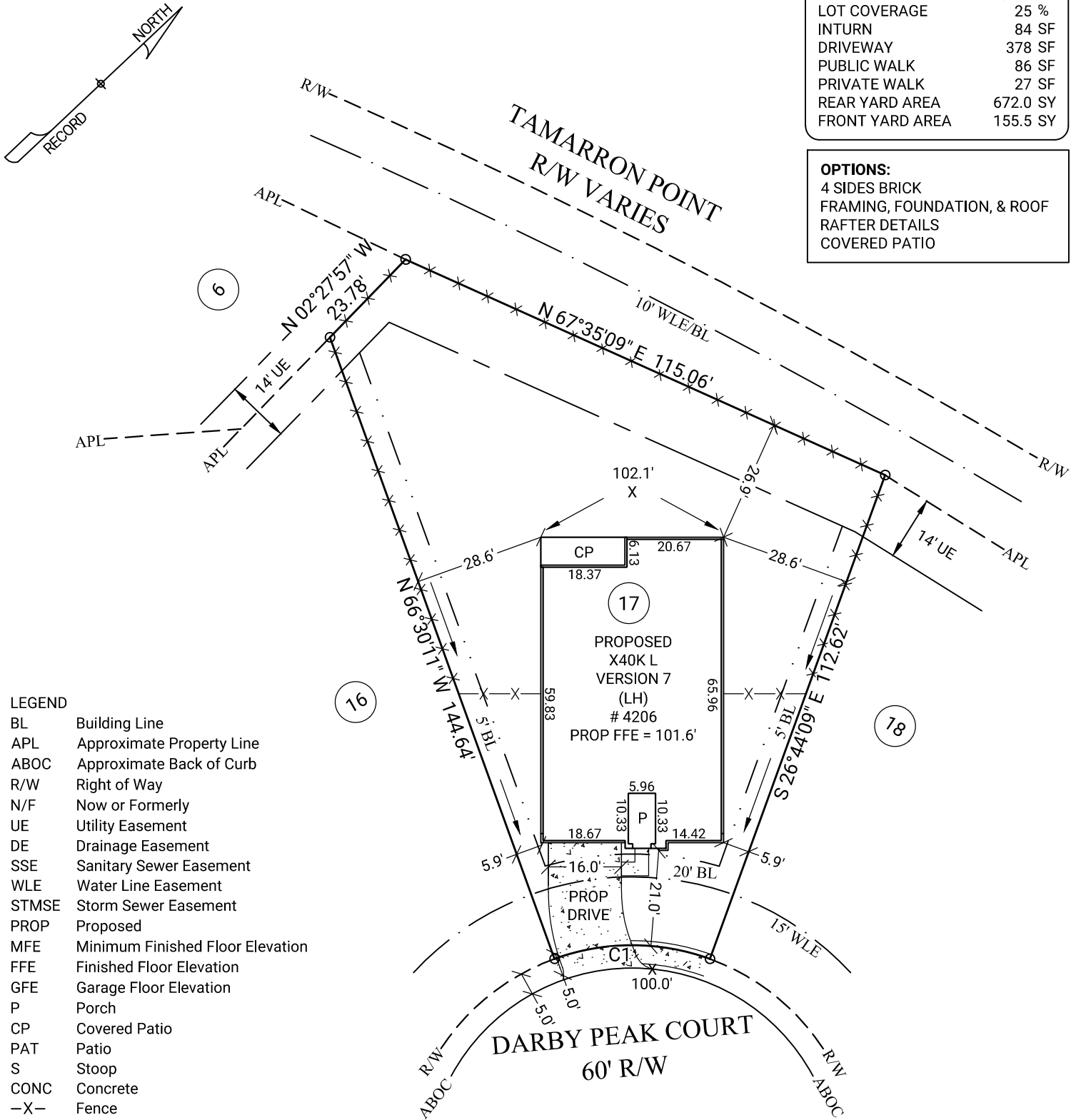
DRAINAGE TYPE: "A"

Curve	Radius	Length	Chord	Chord Bearing
C1	50.00'	34.70'	34.01'	S 43°22'50" W

TOTAL FENCE	309 LF
FRONT	36 LF
LEFT	83 LF
RIGHT	51 LF
REAR	139 LF

AREAS	
LOT AREA	10,542 SF
SLAB	2,685 SF
LOT COVERAGE	25 %
INTURN	84 SF
DRIVEWAY	378 SF
PUBLIC WALK	86 SF
PRIVATE WALK	27 SF
REAR YARD AREA	672.0 SY
FRONT YARD AREA	155.5 SY

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



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 This property lies within flood zone "X
- RBS Rebar Set (UNSHADED)" according to FEMA FIRM#: 48157C0085M, effective on 1/29/2021.

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: 45A
 LOT: 17 BL: 3

City of Fulshear, Fort Bend County, Texas

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

ORDER DATE: 06/10/2022
 20220604025 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

