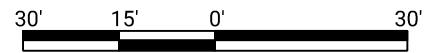
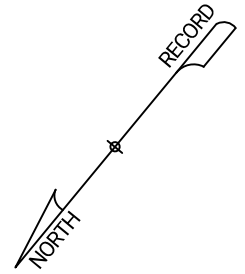


**ADDRESS: 3719 BRISTOL HILLS COURT**

PLAT NO. 2023055132  
 MFE: 154.45'  
 AREA: 7,545 S.F. ~ 0.17 ACRES  
 DRAINAGE TYPE: "A"



GRAPHIC SCALE: 1" = 30'



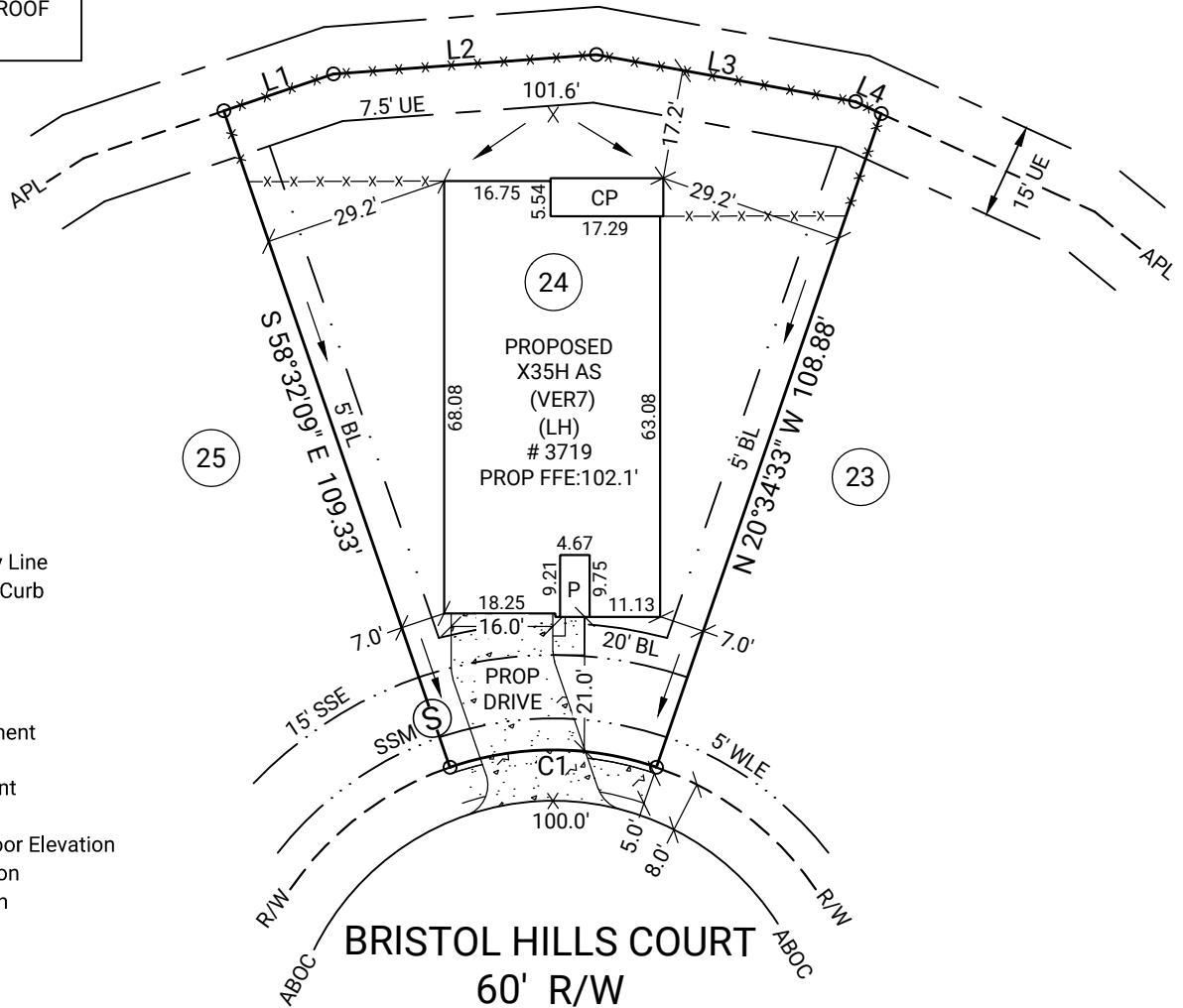
<b>TOTAL FENCE</b>	195 LF
FRONT	60 LF
LEFT	12 LF
RIGHT	17 LF
REAR	106 LF
<b>AREAS</b>	
LOT AREA	7,545 SF
SLAB	2,337 SF
LOT COVERAGE	31 %
INTURN	141 SF
DRIVEWAY	363 SF
PUBLIC WALK	69 SF
PRIVATE WALK	24 SF
REAR YARD AREA	202.9 SY
FRONT YARD AREA	336.4 SY

Curve	Radius	Length	Chord	Chord Bearing
C1	50.00'	33.13'	32.52'	N 50°26'39" E

Line	Bearing	Distance
L1	S 31°49'12" W	18.19'
L2	S 46°15'44" W	41.48'
L3	S 60°42'15" W	41.48'
L4	S 75°08'47" W	4.48'

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

N/F  
 TAMARRON WEST  
 SECTION TWO  
 C.C.F NO. 20220048  
 O.P.R.F.B.C.T



- 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
  - SSM Sanitary Sewer Manhole

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: 16**  
 LOT: 24 BL: 3

City of Fulshear ETJ, Fort Bend County,  
 Texas

**PLOT PLAN FOR:**



PLAT DATE: 09/08/2023  
 20230901510 DRH\_HTX\_S FC: N/A



1735 North Brown Road, Suite 400  
 Lawrenceville, GA 30043  
 866.637.1048  
 www.carterandclark.com  
 FIRM LICENSE: 10193759

