

ADDRESS: 3215 DERRY HILL DRIVE

PLAT NO. 20230126

MFE: 155.7'

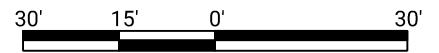
AREA: 7,335 S.F. ~ 0.17 ACRES

DRAINAGE TYPE: "A"

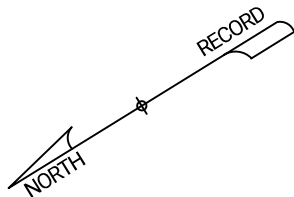
TOTAL FENCE	139 LF
FRONT	10 LF
LEFT	37 LF
RIGHT	33 LF
REAR	60 LF

AREAS	
LOT AREA	7,335 SF
SLAB	2,818 SF
LOT COVERAGE	38 %
INTURN	267 SF
DRIVEWAY	542 SF
PUBLIC WALK	218 SF
PRIVATE WALK	62 SF
REAR YARD AREA	229.9 SY
FRONT YARD AREA	257.8 SY

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

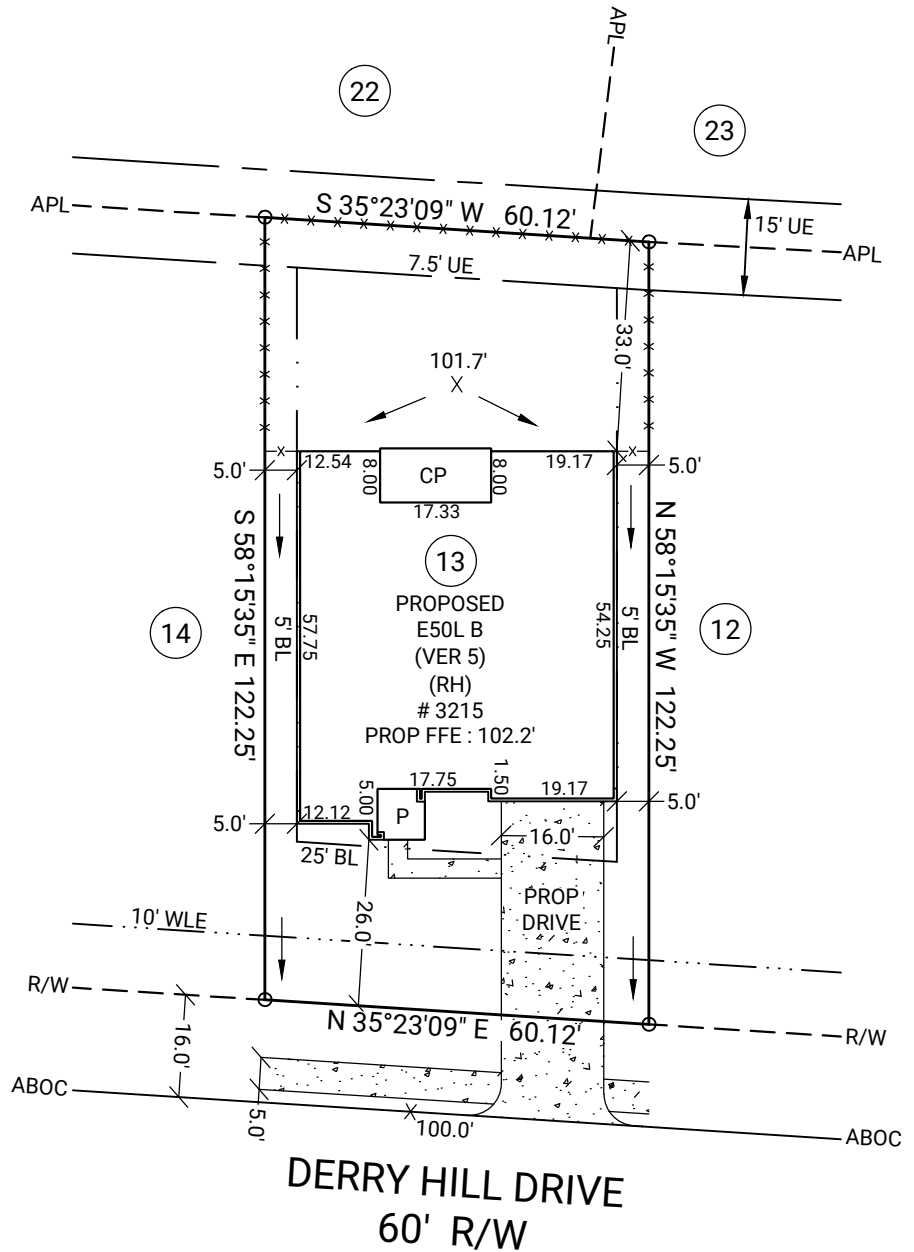


GRAPHIC SCALE: 1" = 30'



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
- SSI Storm Sewer Inlet
- SSM Sanitary Sewer Manhole
- P Porch
- CP Covered Patio
- PAT Patio
- S Stoop
- CONC Concrete
- X- Fence
- TOF Top of Forms
- RBF Rebar Found
- RBS Rebar Set
- FV Flush Valve



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 Map or Plat is subject to any additional easements or restrictions of record. 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. 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: 5
 LOT: 13 BL: 3
 City of Fulshear ETJ, Fort Bend County,
 Texas

PLOT PLAN FOR:



PLAT DATE: 09/28/2023
 20230907658 DRH_HTX_S FC: N/A



SURVEYORS ■ PLANNERS ■ ENGINEERS

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