

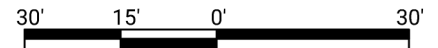
ADDRESS: 3718 BRISTOL HILLS COURT

PLAT NO. 2023055132

MFE: 154.45'

AREA: 7,531 S.F. ~ 0.17 ACRES

DRAINAGE TYPE: "A"



GRAPHIC SCALE: 1" = 30'

TOTAL FENCE	195 LF
FRONT	59 LF
LEFT	11 LF
RIGHT	19 LF
REAR	106 LF

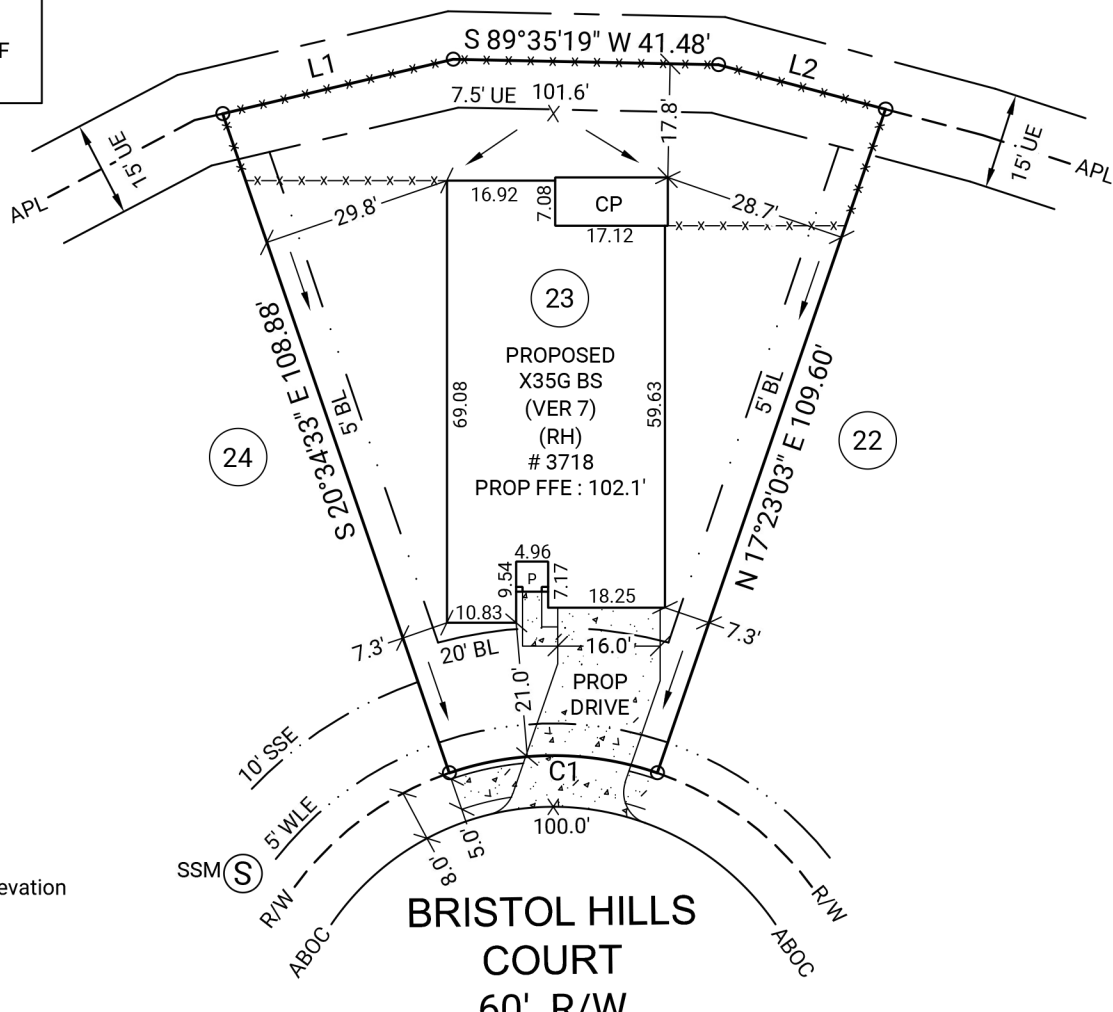
AREAS	
LOT AREA	7,531 SF
SLAB	2,296 SF
LOT COVERAGE	31 %
INTURN	141 SF
DRIVEWAY	388 SF
PUBLIC WALK	70 SF
PRIVATE WALK	33 SF
REAR YARD AREA	203.7 SY
FRONT YARD AREA	335.0 SY

Line	Bearing	Distance
L1	S 75°08'47" W	37.00'
L2	N 76°41'37" W	27.01'

Curve	Radius	Length	Chord	Chord Bearing
C1	50.00'	33.13'	32.52'	N 88°24'15" E

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

N/F
 TAMARRON WEST
 SECTION TWO
 C.C.F NO. 20220048
 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.