

ADDRESS: 31719 CARLISLE COVE COURT

AREA: 6,342 S.F. ~ 0.15 ACRES

PLAT NO. 20220067

MFE:155.10'

DRAINAGE TYPE: "A"

30' 20' 10' 0' 30'

GRAPHIC SCALE: 1" = 30'

Curve	Radius	Length	Chord	Chord Bearing
C1	1230.00'	49.01'	49.00'	S 88°08'57" E

This property lies within flood zone "X" according to FEMA FIRM#: 48157C0085M, effective on 01/29/2021.

TOTAL FENCE	192 LF
FRONT	11 LF
LEFT	60 LF
RIGHT	67 LF
REAR	54 LF

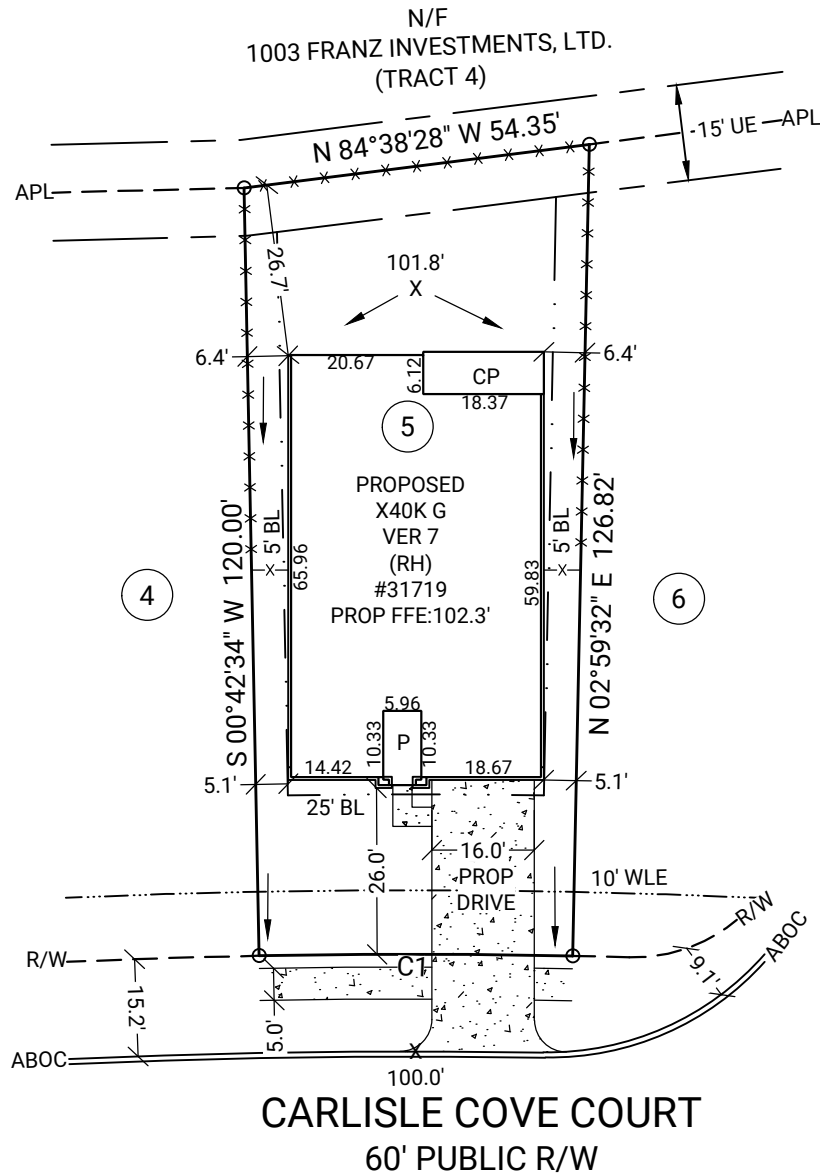
AREAS	
LOT AREA	6,342 SF
SLAB	2,672 SF
LOT COVERAGE	42 %
INTURN	254 SF
DRIVEWAY	437 SF
PUBLIC WALK	164 SF
PRIVATE WALK	29 SF
REAR YARD AREA	219.0 SY
FRONT YARD AREA	172.8 SY

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



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



**CARLISLE COVE COURT**  
 60' PUBLIC R/W

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: 4

LOT: 5 BL: 2  
City of Fulshear ETJ,  
Fort Bend County, Texas

PLOT PLAN FOR:



ORDER DATE: 09/20/2022  
20220906004 DRH\_HTX\_S FC: N/A



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