

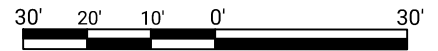
ADDRESS: 31706 CARLISLE COVE COURT

AREA: 6,632 S.F. ~ 0.15 ACRES

PLAT NO. 20220067

MFE:155.10'

DRAINAGE TYPE: "A"



GRAPHIC SCALE: 1" = 30'

Curve	Radius	Length	Chord	Chord Bearing
C1	1170.00'	55.09'	55.08'	S85°04'59" W

TOTAL FENCE	200 LF
FRONT	12 LF
LEFT	71 LF
RIGHT	68 LF
REAR	49 LF

AREAS	
LOT AREA	6,632 SF
SLAB	2,413 SF
LOT COVERAGE	36 %
INTURN	253 SF
DRIVEWAY	447 SF
PUBLIC WALK	197 SF
PRIVATE WALK	51 SF
REAR YARD AREA	254.2 SY
FRONT YARD AREA	203.1 SY

OPTIONS:

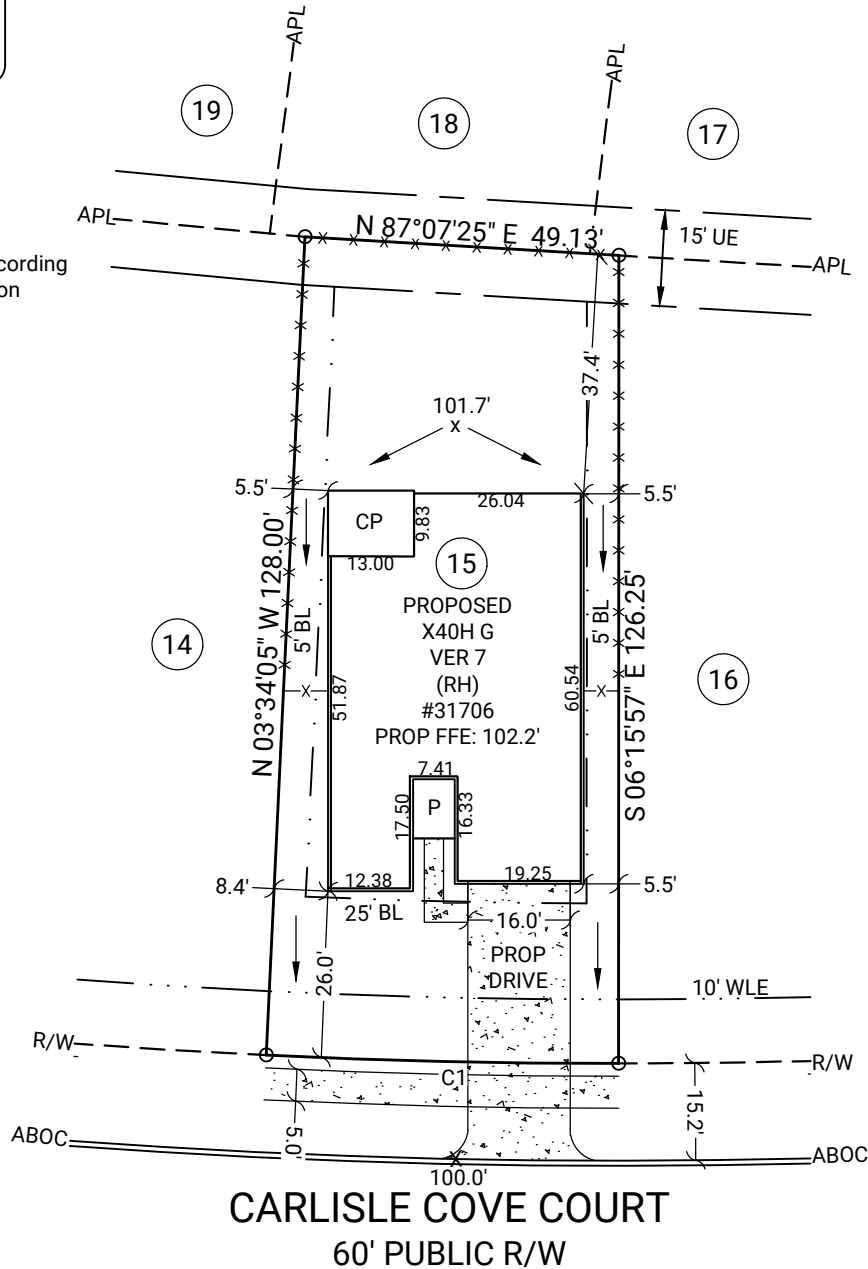
3 SIDES BRICK, COVERED PATIO, FRAMING, FOUNDATION, & ROOF RAFTER DETAILS

This property lies within flood zone "X" according to FEMA FIRM#: 48157C0085M, effective on 1/29/2021.



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 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: 15 BL: 2

City of Fulshear ETJ, Fort Bend County, Texas

PLOT PLAN FOR:



ORDER DATE: 09/15/2022
20220904495 DRH_HTX_S FC: N/A



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