

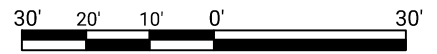
ADDRESS: 30230 GALLATIN RIVER LANE

AREA: 6,000 S.F. ~ 0.13 ACRES

PLAT NO. 20220097

MFE:148.65'

DRAINAGE TYPE: "A"



GRAPHIC SCALE: 1" = 30'

TOTAL FENCE	180 LF
FRONT	10 LF
LEFT	60 LF
RIGHT	60 LF
REAR	50 LF

AREAS	
LOT AREA	6,000 SF
SLAB	2,677 SF
LOT COVERAGE	45 %
INTURN	267 SF
DRIVEWAY	443 SF
PUBLIC WALK	170 SF
PRIVATE WALK	27 SF
REAR YARD AREA	180.5 SY
FRONT YARD AREA	176.7 SY

OPTIONS:

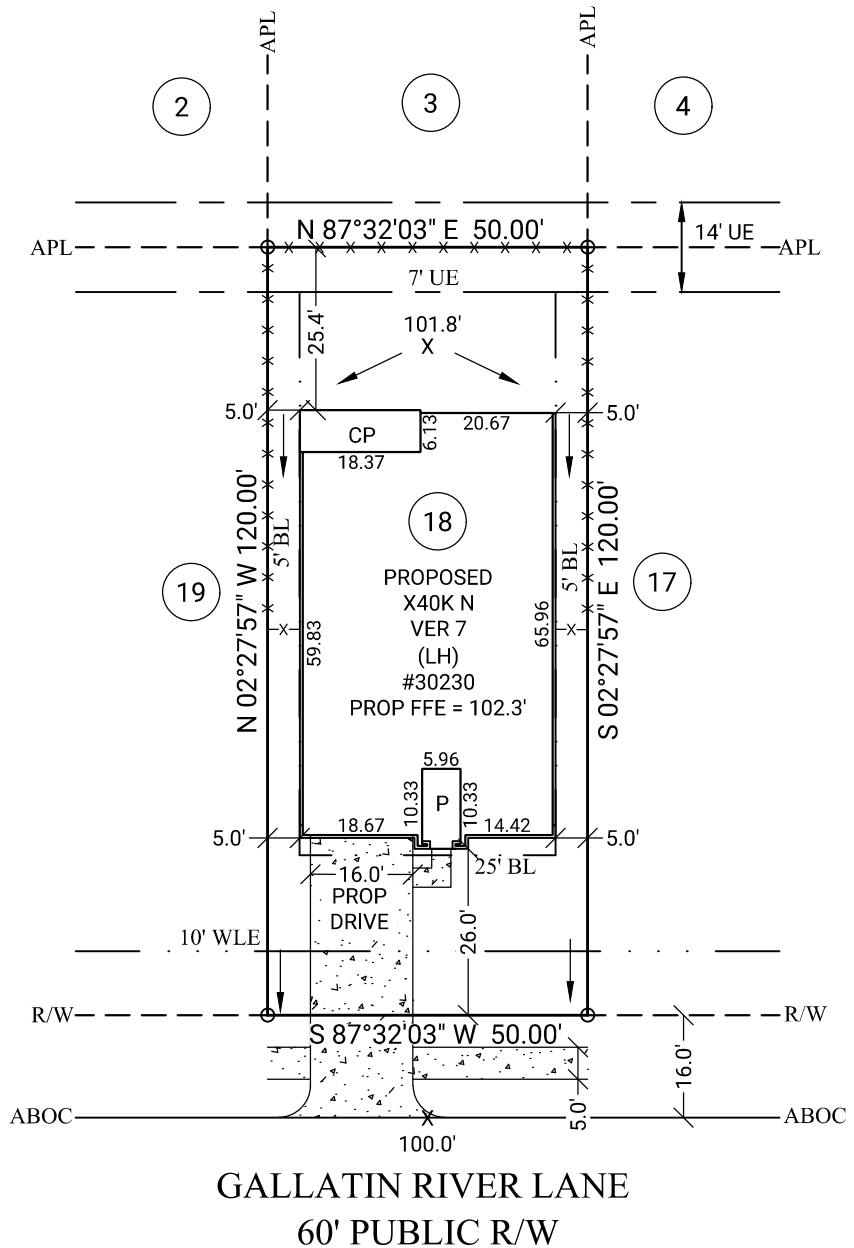
3 SIDES BRICK,
COVERED PATIO,
FRAMING, FOUNDATION, & ROOF
RAFTER DETAILS

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



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



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 SEC: 48
LOT: 18 BL: 4

City of Fulshear, Fort Bend County, Texas

PLOT PLAN FOR:



ORDER DATE: 10/17/2022
20221004077 DRH_HTX_S FC: N/A



3090 Premiere Parkway, Suite 600
Duluth, GA 30097
866.637.1048

www.carterandclark.com
FIRM LICENSE: 10193759

