

ADDRESS: 31403 HEXAN HEIGHTS LANE

AREA: 9,395 S.F. ~ 0.22 ACRES

PLAT NO. 20220066

MFE: 155.00'

DRAINAGE TYPE: "A"

30' 20' 10' 0' 30'

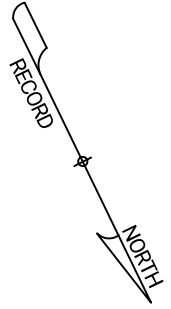
GRAPHIC SCALE: 1" = 30'

TOTAL FENCE	214 LF
FRONT	29 LF
LEFT	64 LF
RIGHT	64 LF
REAR	57 LF
AREAS	
LOT AREA	9,395 SF
SLAB	3,032 SF
LOT COVERAGE	32 %
INTURN	268 SF
DRIVEWAY	455 SF
PUBLIC WALK	419 SF
PRIVATE WALK	31 SF
REAR YARD AREA	310.6 SY
FRONT YARD AREA	445.7 SY

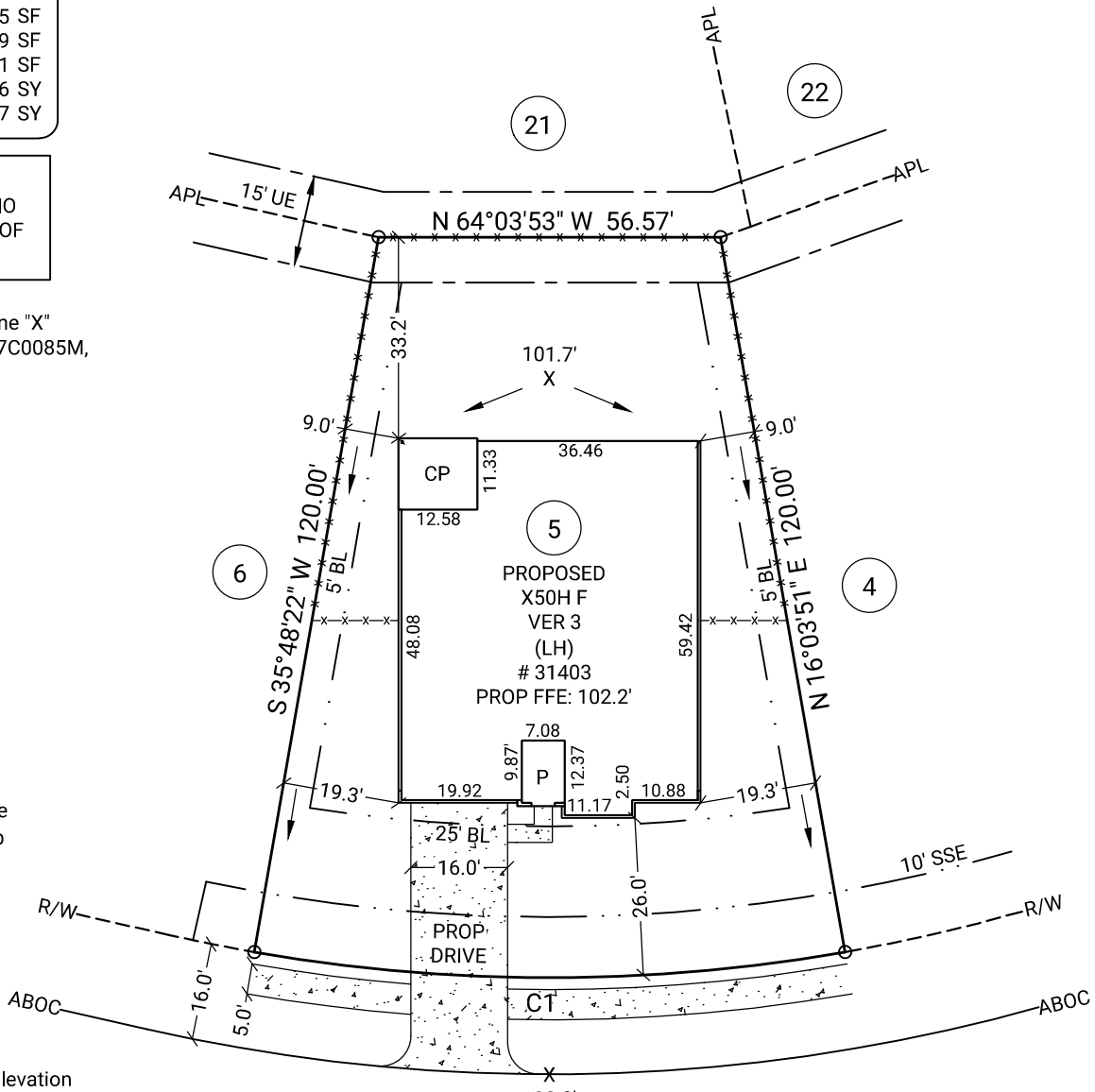
OPTIONS:
 3 SIDES BRICK, COVERED PATIO
 FRAMING, FOUNDATION, & ROOF
 RAFTER DETAILS

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

Curve	Radius	Length	Chord	Chord Bearing
C1	285.00'	98.20'	97.71'	S 64°03'53" E



- 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



**HEXAN HEIGHTS LANE
 60' PUBLIC R/W**

NOTE: BASE ELEVATION IS ASSUMED.
 (FOR REFERENCE ONLY)

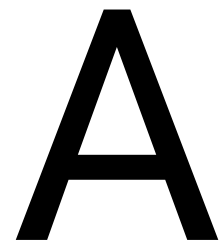
NOTE: PLOT PLAN PREPARED WITHOUT BENEFIT OF TITLE.

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: 3
 LOT: 5 BL: 3
 City of Fulshear ETJ., Fort Bend County,
 Texas



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 www.carterandclark.com
 FIRM LICENSE: 10193759



ORDER DATE: 07/31/2022
 20220709773 DRH_HTX_S FC: N/A