

**ADDRESS: 3827 LANERCOST LANE**

PLAT NO. 2023055132  
 MFE: 154.45'  
 AREA: 5,862 S.F. ~ 0.13 ACRES

30' 20' 10' 0' 30'

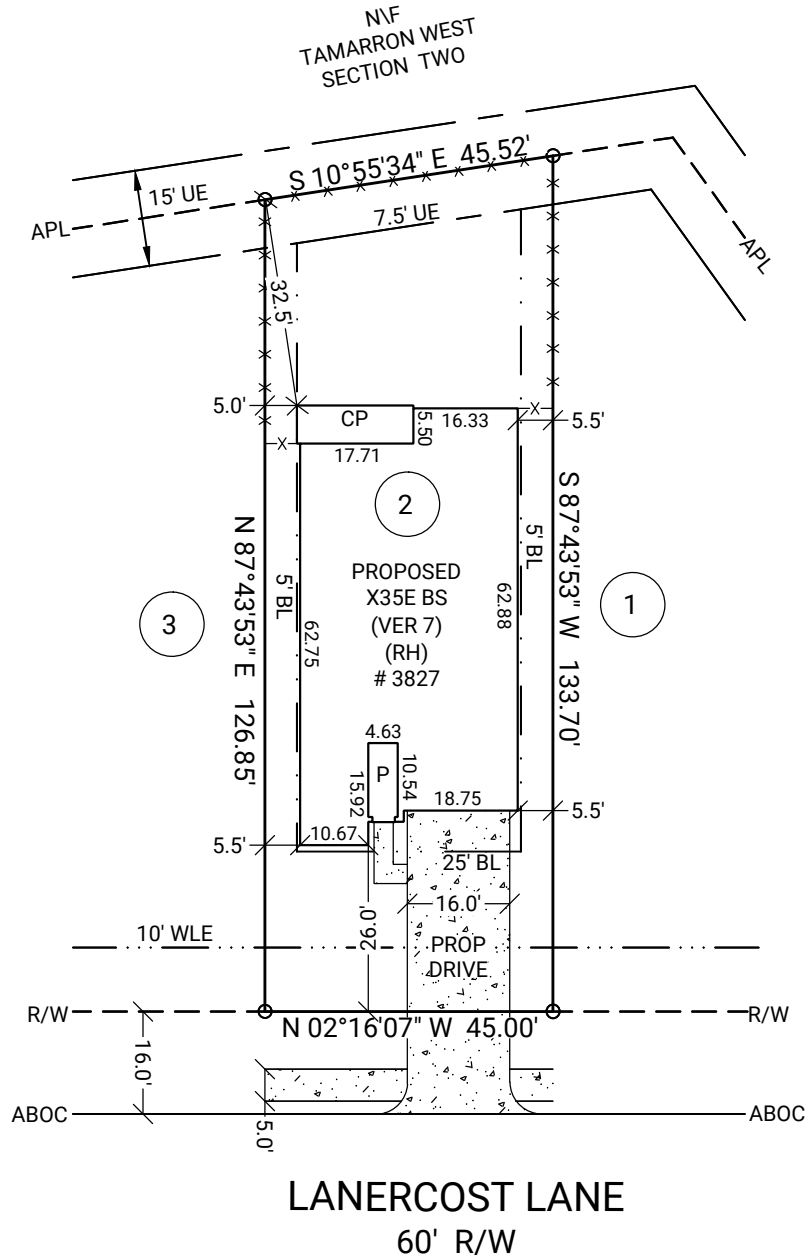
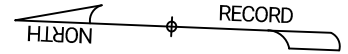
GRAPHIC SCALE: 1" = 30'

DRAINAGE TYPE: "A"

<b>TOTAL FENCE</b>	134 LF
FRONT	11 LF
LEFT	38 LF
RIGHT	39 LF
REAR	46 LF

<b>AREAS</b>	
LOT AREA	5,862 SF
SLAB	2,218 SF
LOT COVERAGE	38 %
INTURN	266 SF
DRIVEWAY	502 SF
PUBLIC WALK	143 SF
PRIVATE WALK	35 SF
REAR YARD AREA	183.1 SY
FRONT YARD AREA	197.4 SY

**OPTIONS:**  
 NO 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

**LANERCOST LANE**  
 60' R/W

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: 16**  
 LOT: 2 BL: 2

City of Fulshear ETJ, Fort Bend County,  
 Texas

**PLOT PLAN FOR:**



PLAT DATE: 08/10/2023  
 20230800951 DRH\_HTX\_S FC: N/A



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 FIRM LICENSE: 10193759

