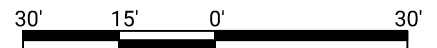


ADDRESS: 31519 AVEBURY LAKE LANE

PLAT NO. 20230126

MFE: 155.7'

AREA: 7,540 S.F. ~ 0.17 ACRES



GRAPHIC SCALE: 1" = 30'

DRAINAGE TYPE: "A"

TOTAL FENCE	143 LF
FRONT	11 LF
LEFT	40 LF
RIGHT	32 LF
REAR	60 LF

AREAS	
LOT AREA	7,540 SF
SLAB	3,214 SF
LOT COVERAGE	43 %
INTURN	444 SF
DRIVEWAY	794 SF
PUBLIC WALK	163 SF
PRIVATE WALK	28 SF
REAR YARD AREA	225.0 SY
FRONT YARD AREA	203.6 SY

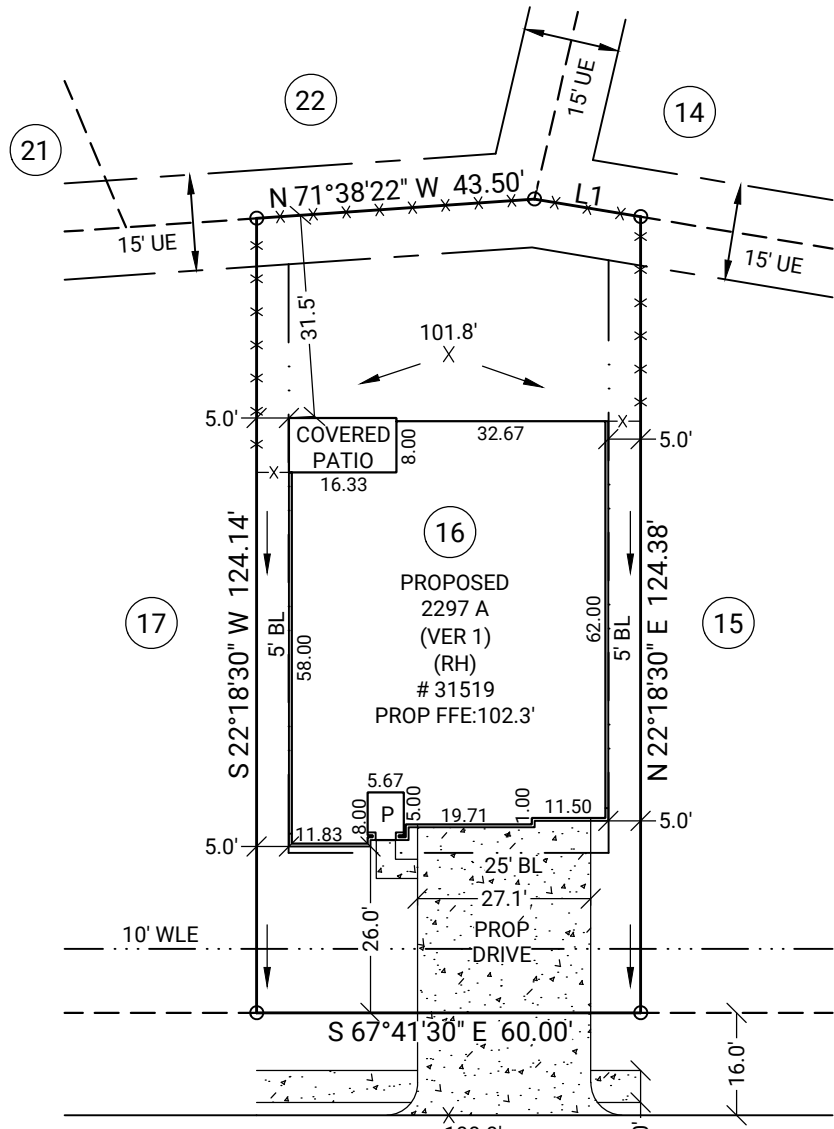
OPTIONS:

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

Line	Bearing	Distance
L1	N 58°15'35" W	16.83'

LEGEND

- BL Building Line
- 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
- SSI Storm Sewer Inlet
- SSM Sanitary Sewer Manhole
- ETJ Extra Territorial Jurisdiction
- P Porch
- CP Covered Patio
- PAT Patio
- S Stoop
- CONC Concrete
- X- Fence
- TOF Top of Forms
- RBF Rebar Found
- RBS Rebar Set



AVEBURY LAKE LANE
60' 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 Map or Plat is subject to any additional easements or restrictions of record. 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. 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: 5
LOT: 16 BL: 3
City of Fulshear ETJ, Fort Bend County,
Texas

PLOT PLAN FOR:



PLAT DATE: 11/08/2023
20231100869 DRH_HTX_S FC: N/A



SURVEYORS ■ PLANNERS ■ ENGINEERS

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