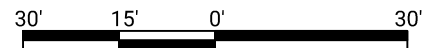
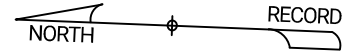


**ADDRESS: 3719 LANERCOST LANE**

PLAT NO. 2023055132  
 MFE: 154.45'  
 AREA: 5,640 S.F. ~ 0.13 ACRES



GRAPHIC SCALE: 1" = 30'

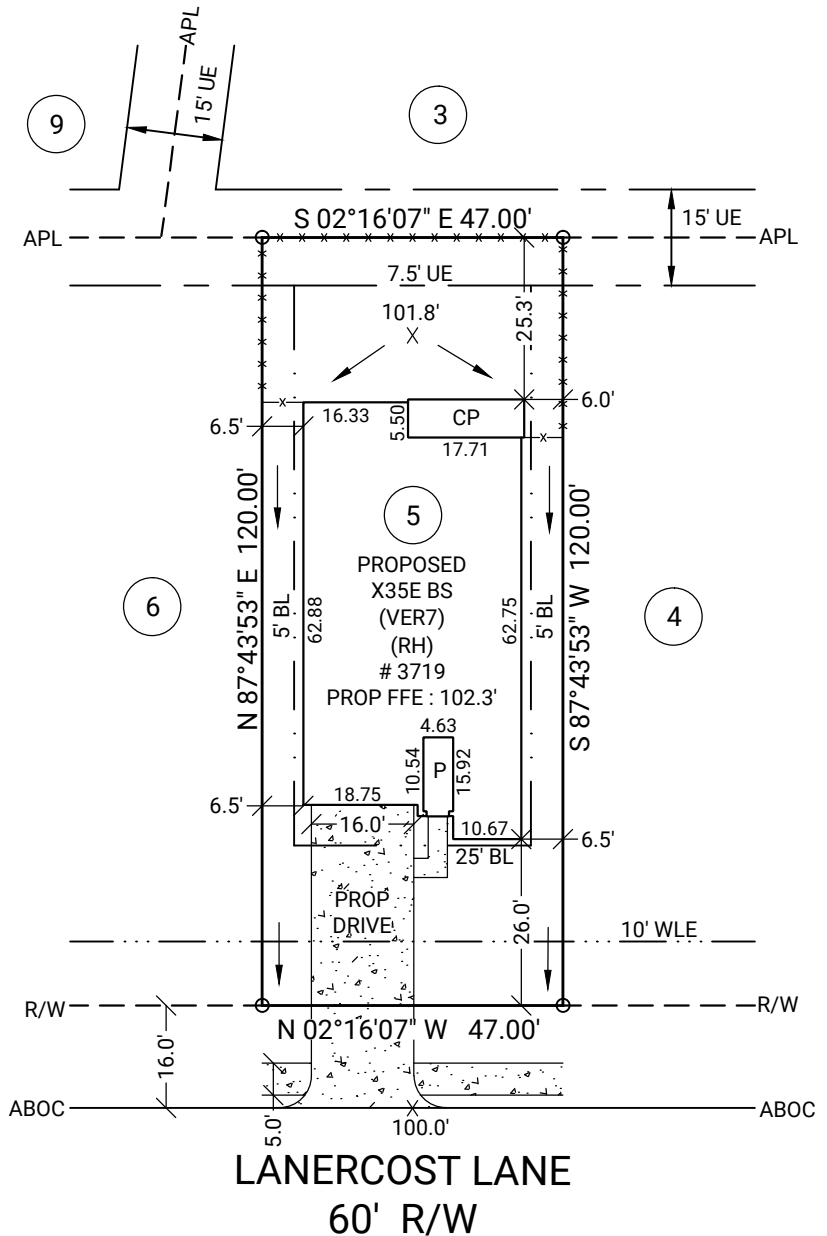


DRAINAGE TYPE: "A"

<b>TOTAL FENCE</b>	117 LF
FRONT	13 LF
LEFT	26 LF
RIGHT	31 LF
REAR	47 LF

<b>AREAS</b>	
LOT AREA	5,640 SF
SLAB	2,218 SF
LOT COVERAGE	39 %
INTURN	267 SF
DRIVEWAY	502 SF
PUBLIC WALK	153 SF
PRIVATE WALK	35 SF
REAR YARD AREA	137.2 SY
FRONT YARD AREA	220.1 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

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: 16**  
 LOT: 5 BL: 3  
 City of Fulshear ETJ, Fort Bend County,  
 Texas



PLAT DATE: 08/25/2023  
 20230810160 DRH\_HTX\_S FC: N/A



1735 North Brown Road, Suite 400  
 Lawrenceville, GA 30043  
 866.637.1048  
 www.carterandclark.com  
 FIRM LICENSE: 10193759

