

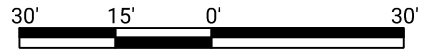
ADDRESS: 3838 LANERCOST LANE

PLAT NO. 2023055132

MFE: 154.45'

AREA: 6,728 S.F. ~ 0.15 ACRES

DRAINAGE TYPE: "A"

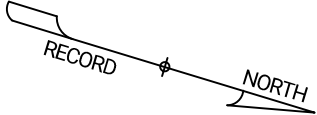


GRAPHIC SCALE: 1" = 30'

<b>TOTAL FENCE</b>	162 LF
FRONT	19 LF
LEFT	41 LF
RIGHT	43 LF
REAR	59 LF

<b>AREAS</b>	
LOT AREA	6,728 SF
SLAB	2,311 SF
LOT COVERAGE	34 %
INTURN	266 SF
DRIVEWAY	455 SF
PUBLIC WALK	120 SF
PRIVATE WALK	25 SF
REAR YARD AREA	246.7 SY
FRONT YARD AREA	220.4 SY

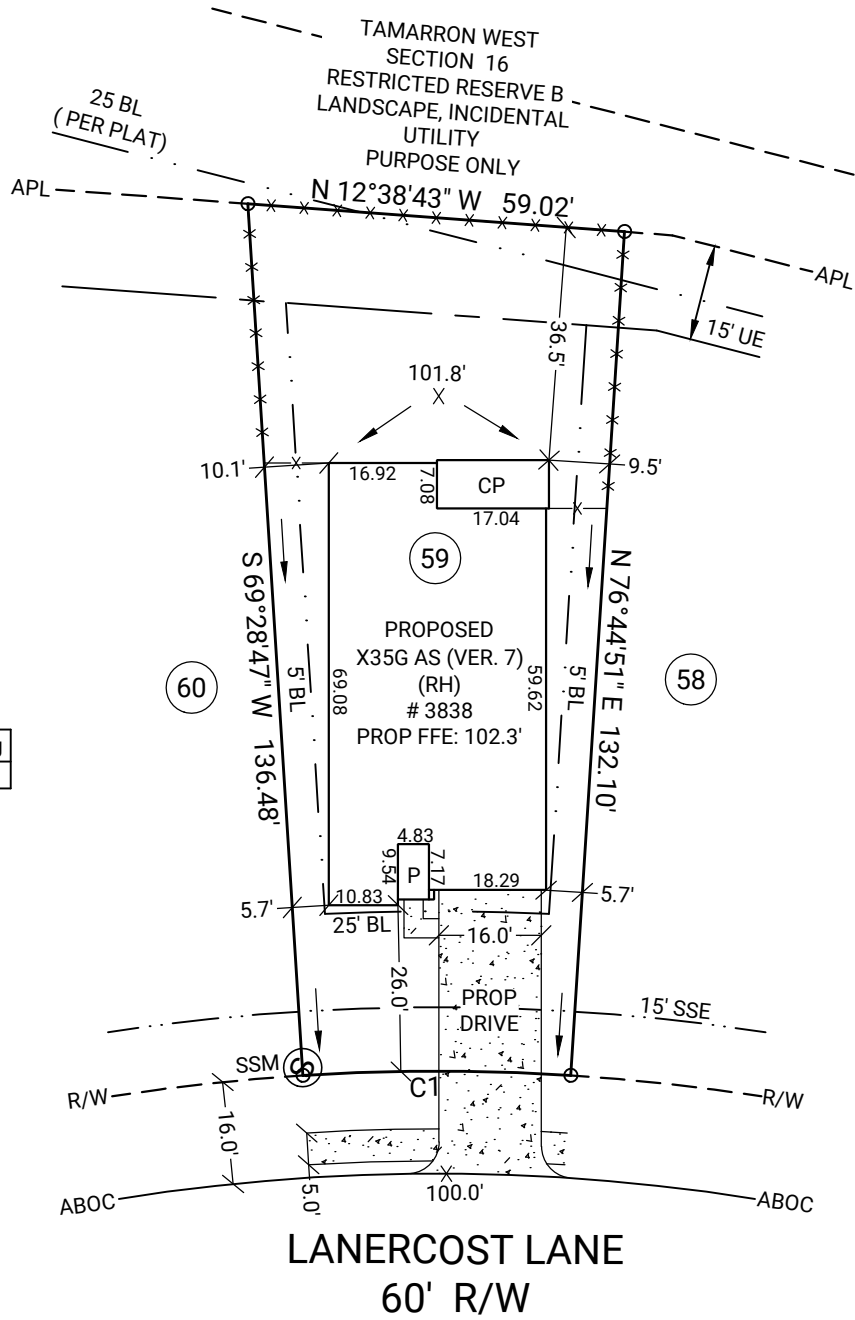
**OPTIONS:**  
 NO BRICK,  
 COVERED PATIO,  
 FRAMING, FOUNDATION & ROOF  
 RAFTER DETAILS



Curve	Radius	Length	Chord	Chord Bearing
C1	330.00'	41.86'	41.83'	S 16°53'11" 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
- SSM Sanitary Sewer Manhole
- 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: 59 BL: 1  
 City of Fulshear ETJ, Fort Bend County,  
 Texas

PLOT PLAN FOR:



PLAT DATE: 08/11/2023  
 20230800956 DRH\_HTX\_S FC: N/A



**CARTER  
 + CLARK**

SURVEYORS ■ PLANNERS ■ ENGINEERS

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