

ADDRESS: 31507 AVEBURY LAKE LANE

PLAT NO. 20230126

MFE: 155.7'

AREA: 7,786 S.F. ~ 0.18 ACRES

DRAINAGE TYPE: "A"

30' 20' 10' 0' 30'

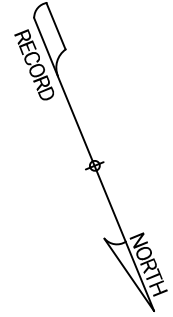
GRAPHIC SCALE: 1" = 30'

TOTAL FENCE	131 LF
FRONT	17 LF
LEFT	19 LF
RIGHT	29 LF
REAR	66 LF

AREAS	
LOT AREA	7,786 SF
SLAB	3,670 SF
LOT COVERAGE	47 %
INTURN	267 SF
DRIVEWAY	440 SF
PUBLIC WALK	885 SF
PRIVATE WALK	27 SF
REAR YARD AREA	147.6 SY
FRONT YARD AREA	464.0 SY

OPTIONS:

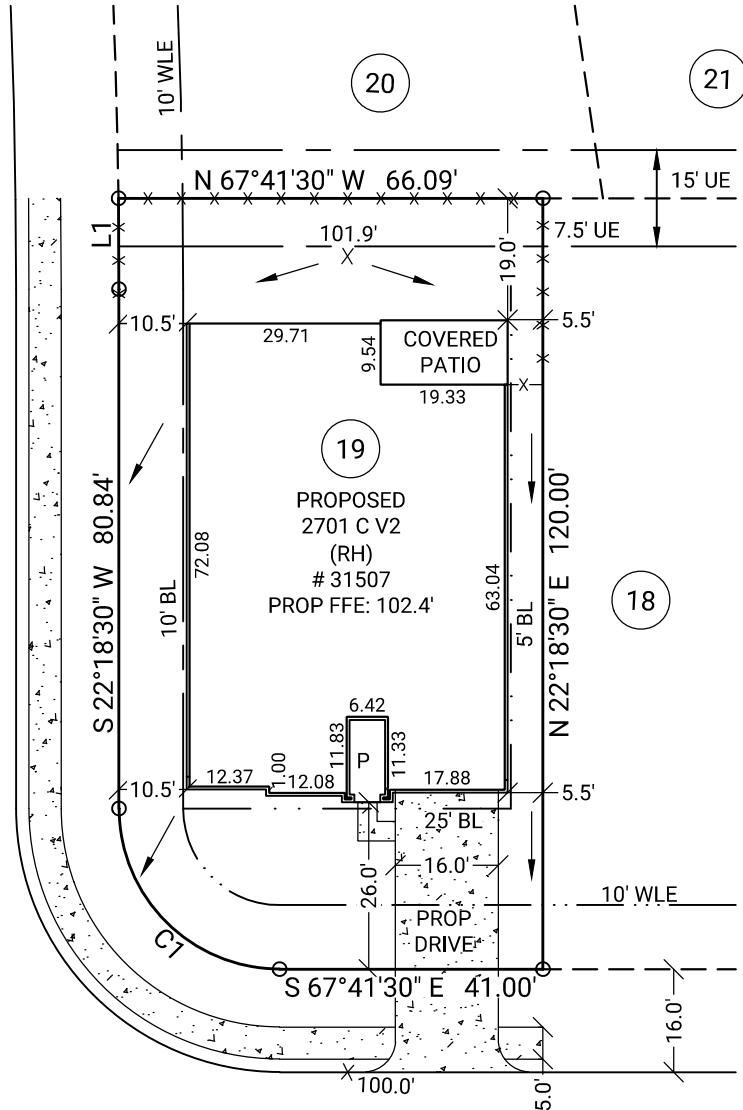
3 SIDES BRICK, COVERED PATIO,
FRAMING, FOUNDATION, & ROOF
RAFTER DETAILS



LEGEND

- BL Building Line
- 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
- SSI Storm Sewer Inlet
- SSM Sanitary Sewer Manhole
- CP Covered Patio
- PAT Patio
- S Stoop
- CONC Concrete
- FH Fire Hydrant
- X- Fence
- TOF Top of Forms
- RBF Rebar Found
- RBS Rebar Set

KENDLESHIRE LANE
60' PUBLIC R/W



AVEBURY LAKE LANE
60' PUBLIC R/W

Line	Bearing	Distance
L1	S 21°56'58" W	14.16'

Curve	Radius	Length	Chord	Chord Bearing
C1	25.00'	39.27'	35.36'	S 22°41'30" E

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: 19 BL: 3

City of Fulshear ETJ, Fort Bend County,
Texas

PLOT PLAN FOR:



ORDER DATE: 09/21/2023
20230907666 DRH_HTX_S FC: N/A



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