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**LEGAL DESCRIPTION**

LOT 38, BLOCK 1 OF THE WOODSON'S RESERVE SECTION 23 SUBDIVISION, A SUBDIVISION IN MONTGOMERY COUNTY, ACCORDING TO THE PLAT THEREFOR RECORDED UNDER CABINET Z, SHEET 8854 OF THE OFFICIAL MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

**SITE ADDRESS**

4110 PLEASANT RIDGE DRIVE, SPRING, TEXAS 77386

**JOB NUMBER**

WSR23-0138-PP2

LINE TABLE				
LINE	BEARING	DISTANCE		
L1	S 51°10'08" W	12.83'		

CURVE CHART				
CURVE	RADIUS	ARC LENGTH	BEARING	CHORD
C1	1525.00'	79.39'	N 48°21'54" E	79.38'

LOT 25

LOT 24

LOT 26

S 49°13'55" W 69.97'

L1

POOL ALERT

TYPE "II" DRAINAGE

PROPOSED WOODEN FENCE

PROPOSED WOODEN FENCE

OPT. #0367 EXT. COVERED PATIO

**LOT 38**  
**BLOCK 1**  
**11,047 SQ. FT.**

TRI POINTE HOMES  
PLAN NO. B301 (12-28-20)  
ELEV. "E" RIGHT SWING  
#0454 DBL FRONT ENTRY  
#0724 BEAMS @CASUAL DINING  
#0641 DBL DOORS @GAMEROOM  
#0486 SHOWER @BATH 3  
#0367 EXT. COVERED PATIO  
#POOL ALERT  
DEVELOPER MIN. F.F.=99.52'  
TOP OF SLAB MIN.  
= 2.2' ABOVE TOC  
TOP OF PAD MIN.  
= 1.2' ABOVE TOC

LOT 39

CONC. DWY.

HIGHPOINT OF SWALE = 0.8' ABOVE TOC

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6' WOOD FENCE FINISHED SIDE OUT 5.1'

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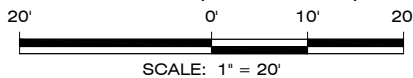
FRONT SOD =	2,211 SQ. FT.
REAR SOD =	3,401 SQ. FT.
TOTAL SOD =	5,612 SQ. FT.
LOT AREA =	11,047 SQ. FT.
HOUSE/GARAGE =	5,237 SQ. FT.
DRIVEWAY =	462 SQ. FT.
INTURN =	218 SQ. FT.
PRIVATE WALK =	120 SQ. FT.
PUBLIC WALK =	245 SQ. FT.
REAR PATIO =	N/A SQ. FT.
AC PAD =	36 SQ. FT.
TOTAL FLATWORK =	1,081 SQ. FT.
FENCE =	292 LN. FT.
LOT COVERAGE =	53.0 %

\* PER PLAT

**NOTES:**

- 1.) PLOT PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT THERE MAY BE EASEMENTS AND/OR BUILDING LINES NOT SHOWN HEREON.
- 2.) SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY.
- 3.) ENGINEERING, ARCHITECTURAL AND JURISDICTIONAL REQUIREMENTS AND GUIDELINES WERE NOT INVESTIGATED, RESEARCHED, OR EXAMINED FOR THIS SITE.

**PLEASANT RIDGE DRIVE**  
(50' R.O.W.)



\*\* PER BUILDER GUIDELINES  
TRI POINTE JOB # 3246-0028

**CLIENT NAME:**

TRI POINTE HOMES  
16340 PARK TEN PLACE, SUITE 250  
HOUSTON, TEXAS 77084

**THIS IS NOT A BOUNDARY SURVEY**

PLOT PLAN

**DRAFTER:**

Y.F.

**ISSUE DATE:**

9/14/2023



**FEMA FIRM INFORMATION:**

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE AE/X/X SHADED. THIS PROPERTY WAS FOUND IN MONTGOMERY UNINCORPORATED AREAS, COMMUNITY NUMBER 480483, PANEL NUMBER 48339C0725G DATED 8/18/2014 AND LOMR 17-06-00033P EFF DATE 11/10/2017.