

LEGAL DESCRIPTION

LOT 25, 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

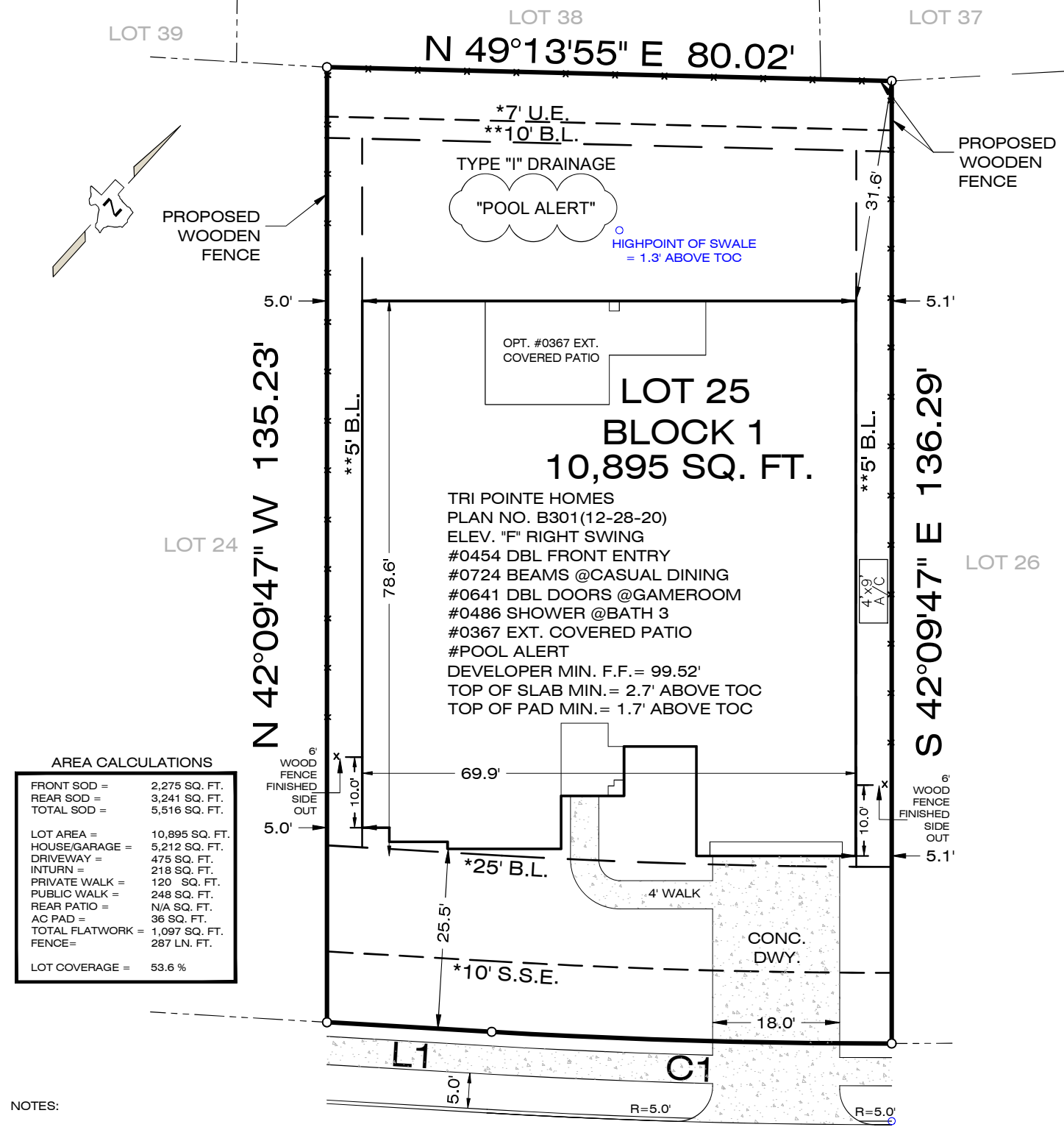
4217 HOLLOW WIND WAY, SPRING, TEXAS 77386

JOB NUMBER

WSR23-0125-PP2

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 51°10'08" W	23.37'

CURVE CHART				
CURVE	RADIUS	ARC LENGTH	BEARING	CHORD
C1	975.00'	56.70'	S 49°30'11" W	56.69'

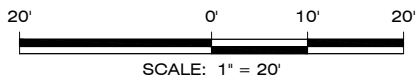


AREA CALCULATIONS

FRONT SOD =	2,275 SQ. FT.
REAR SOD =	3,241 SQ. FT.
TOTAL SOD =	5,516 SQ. FT.
LOT AREA =	10,895 SQ. FT.
HOUSE/GARAGE =	5,212 SQ. FT.
DRIVEWAY =	475 SQ. FT.
INTURN =	218 SQ. FT.
PRIVATE WALK =	120 SQ. FT.
PUBLIC WALK =	248 SQ. FT.
REAR PATIO =	N/A SQ. FT.
AC PAD =	36 SQ. FT.
TOTAL FLATWORK =	1,097 SQ. FT.
FENCE =	287 LN. FT.
LOT COVERAGE =	53.6 %

- 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.

HOLLOW WIND WAY
(50' R.O.W.)



* PER PLAT
** PER BUILDER GUIDELINES
TRI POINTE JOB # 3246-0022

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.