

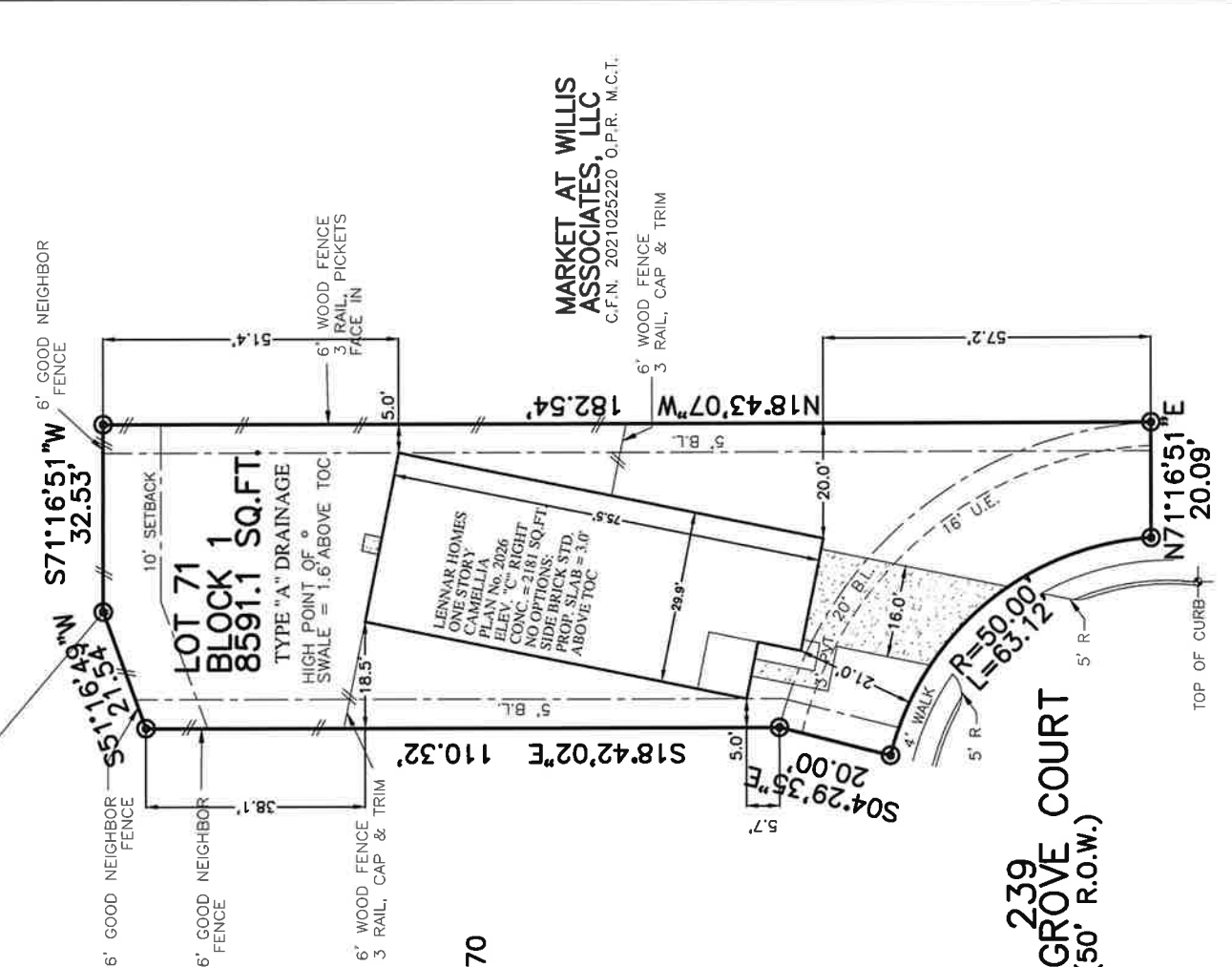


FLATWORK		BUILDING LINE		TOP OF FENCE		UTILITY EASEMENT		UNOBSTRUCTED VISIBILITY EASEMENT	
BL (PT)	FRONT YARD BUILDING LINE	BL (BL)	FRONT YARD BUILDING LINE	W.L.E.	WATER LINE EASEMENT	M.A.C.C.E.	UNDERMINING & ACCESS EASEMENT	MANHOLE	GRATE DRAIN
BL (GC)	3 CAR BUILDING LINE	BL (GC)	3 CAR BUILDING LINE	W.M.S.E.	WATER MAIN EASEMENT	M.A.C.C.E.	ACCESS EASEMENT	⊗	PAD MOUNTED TRANSFORMER
(B.G.)	GARAGE BUILDING LINE	(B.G.)	GARAGE BUILDING LINE	S.S.E.	SANITARY SEWER EASEMENT	D.E.	DRAINAGE EASEMENT	⊗	ELECTRIC BOX
F.F.	FINISHED FLOOR	F.F.	FINISHED FLOOR	R.O.W.	RIGHT-OF-WAY	D.E.	ELECTRIC EASEMENT	⊗	FIBER OPTIC
EXT.	EXTENDED	EXT.	EXTENDED	P.U.E.	PUBLIC UTILITY EASEMENT	⊗	WATER VALVE	⊗	TELEPHONE MEDISTAL
PROP.	PROPOSED	PROP.	PROPOSED	P.V.I.	PRIVATE IR. IRON ROD	⊗	MONUMENT	⊗	GAS METER
E	OVERHEAD ELECTRIC	C.M.	CONTROL MONUMENT	IND.	ROUND IR. IRON PIPE	⊗	POWER POLE	⊗	CABLE PEDESTAL
						⊗		⊗	WATER METER
						⊗		⊗	W/ CLEANOUT
						⊗		⊗	INLET & INLET



LOT 56

LOT 55



**MARKET AT WILLIS ASSOCIATES, LLC**  
C.F.N. 2021025220 O.P.R. M.C.T.

**239 RIVER GROVE COURT (50' R.O.W.)**

APPROX. LOT COVERAGES	1.40 %
FENCE (LIN. FT.)	211.0 L.F.
HOUSE AREA	2181 SQ. FT.
FRONT SOD	193 SQ. YD.
BACK SOD	304 SQ. YD.
LEFT SOD	90 SQ. YD.
RIGHT SOD	69 SQ. YD.
R.O.W. SOD	15 SQ. YD.
TOTAL SOD	671 SQ. YD.
A/C PAD	16 SQ. FT.
PRIVATE WALK	56 SQ. FT.
PUBLIC WALK	170 SQ. FT.
DRIVEWAY	436 SQ. FT.
IN-TURN	183 SQ. FT.
CONC. PATIO	9 SQ. FT.
TOTAL PAVING	870 SQ. FT.

**PLOT PLAN**  
SCALE: 1" = 30'

NOTES:  
1. ALL DIMENSIONS SHOWN HEREON ARE BASED ON THE RECORDED PLAT.  
2. ALL RECORDS HAS NOT BEEN RECHECKED BY THE SURVEYOR. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY CHANGES TO THE SUBJECT PROPERTY. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY CHANGES TO THE SUBJECT PROPERTY. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY CHANGES TO THE SUBJECT PROPERTY.  
3. FLATWORK AND FENCING ARE FOR ILLUSTRATION PURPOSES ONLY. REFER TO MUNICIPALITY, HOA, POA, BUILDER GUIDELINES, DEED RESTRICTIONS, DEVELOPMENT PLANS (WSD'S) OR LOCAL CODE FOR REQUIREMENTS. SPECIFIC INSTALLATION REQUIREMENTS TO BE VERIFIED BY BUILDER.  
4. MINIMUM FINISHED FLOOR REQUIREMENTS ESTABLISHED BY FEMA, LOCAL GOVERNMENT AUTHORITIES AND/OR DEVELOPMENT PLANS (INCLUDING APPLICABLE BENCHMARKS/DATUMS AND ADJUSTMENTS) ARE SUBJECT TO CHANGE DURING CONSTRUCTION PROCESS AND SHOULD BE VERIFIED BY BUILDER PRIOR TO CONSTRUCTION. PROPOSED FINISHED FLOOR HEIGHTS ABOVE TOP OF CURB ARE CALCULATIONS FOR DRAINAGE PURPOSES TO BE ADJUSTED BASED UPON ACTUAL LOT CONDITIONS AND DO NOT ESTABLISH A MINIMUM FINISHED FLOOR.

FOR: LENNAR HOMES

ADDRESS: 239 RIVER GROVE COURT BY: JR

ALLPOINTS JOB#: LH323745

G.F.:

JOB:

FLOOD ZONE: X

COMMUNITY PANEL:  
48339C0240G

EFFECTIVE DATE: 08/18/2014

LOMR: DATE:

LOT 71, BLOCK 1,  
MORAN RANCH, SECTION 1,  
CABINET Z, SHEET 9158, MAP RECORDS,  
MONTGOMERY COUNTY, TEXAS



ISSUE DATE: 2/3/2023

ALLPOINTS LAND SURVEY, INC. - 1515 WITTE ROAD - HOUSTON, TEXAS 77080 - PHONE: 713-468-7707 - T.B.P.E.L.S. # 10122600

2/14/23