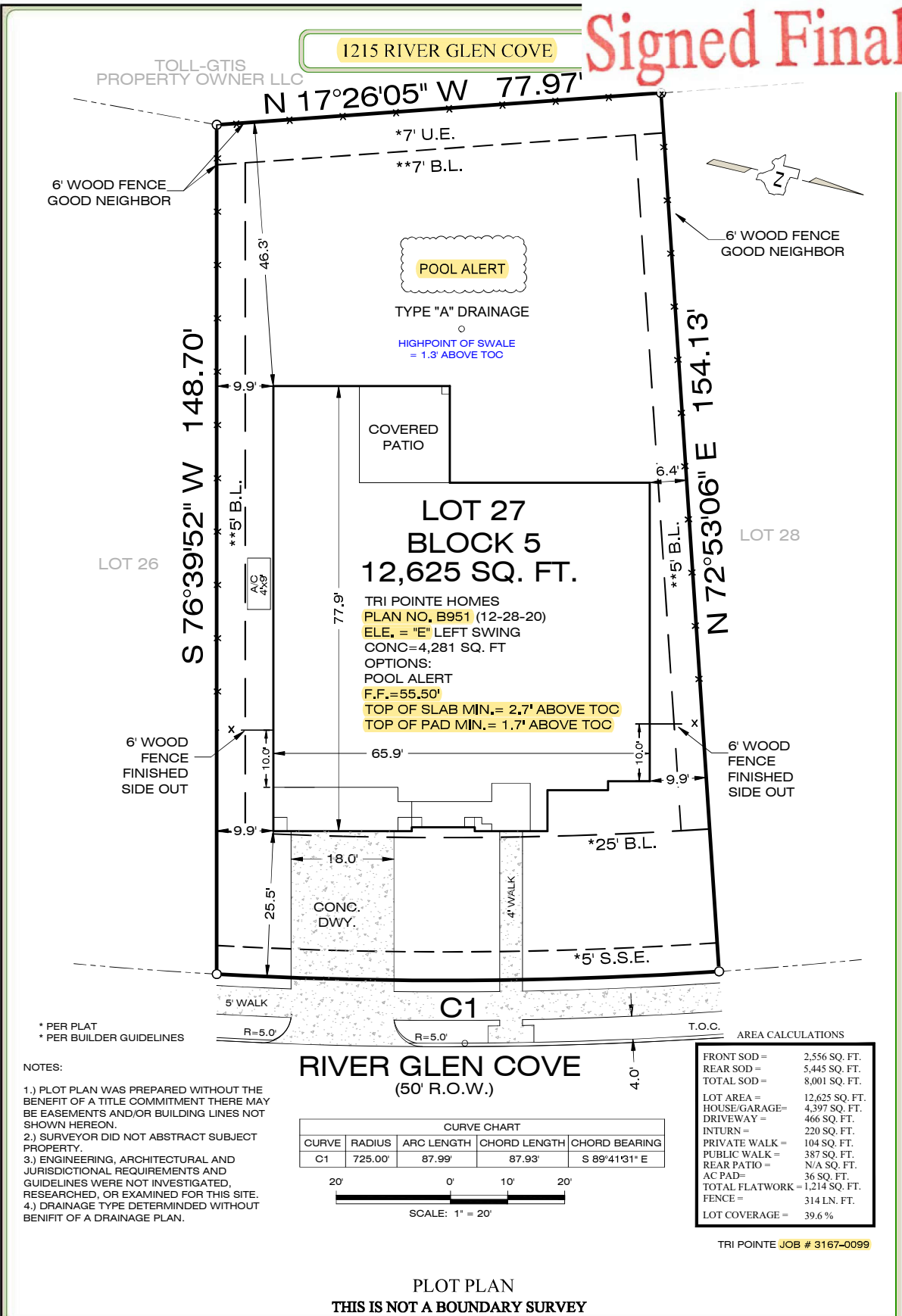


# Signed Final

1215 RIVER GLEN COVE

TOLL-GTIS  
PROPERTY OWNER LLC

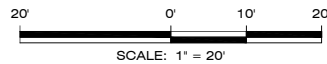


\* PER PLAT  
\* PER BUILDER GUIDELINES

- 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.
  - 4.) DRAINAGE TYPE DETERMINED WITHOUT BENEFIT OF A DRAINAGE PLAN.

RIVER GLEN COVE  
(50' R.O.W.)

CURVE CHART				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	725.00'	87.99'	87.93'	S 89°41'31" E



AREA CALCULATIONS

FRONT SOD =	2,556 SQ. FT.
REAR SOD =	5,445 SQ. FT.
TOTAL SOD =	8,001 SQ. FT.
LOT AREA =	12,625 SQ. FT.
HOUSE/GARAGE =	4,397 SQ. FT.
DRIVEWAY =	466 SQ. FT.
INTURN =	220 SQ. FT.
PRIVATE WALK =	104 SQ. FT.
PUBLIC WALK =	387 SQ. FT.
REAR PATIO =	N/A SQ. FT.
AC PAD =	36 SQ. FT.
TOTAL FLATWORK =	1,214 SQ. FT.
FENCE =	314 LN. FT.
LOT COVERAGE =	39.6 %

TRI POINTE JOB # 3167-0099

PLOT PLAN  
THIS IS NOT A BOUNDARY SURVEY

**CLIENT:**

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

LOT 27, BLOCK 5 OF THE SIENNA SECTION 57 SUBDIVISION, A SUBDIVISION IN FORT BEND COUNTY, ACCORDING TO THE PLAT THEREFOR RECORDED UNDER PLAT NUMBER 20230020 OF THE OFFICIAL PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

**ISSUE DATE:** 8/25/2023  
**DRAFTED BY:** G.S.  
**JOB NUMBER:** SIN57-0527-PP

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