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833-825-3417
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Firm No: 10194357

LEGAL DESCRIPTION

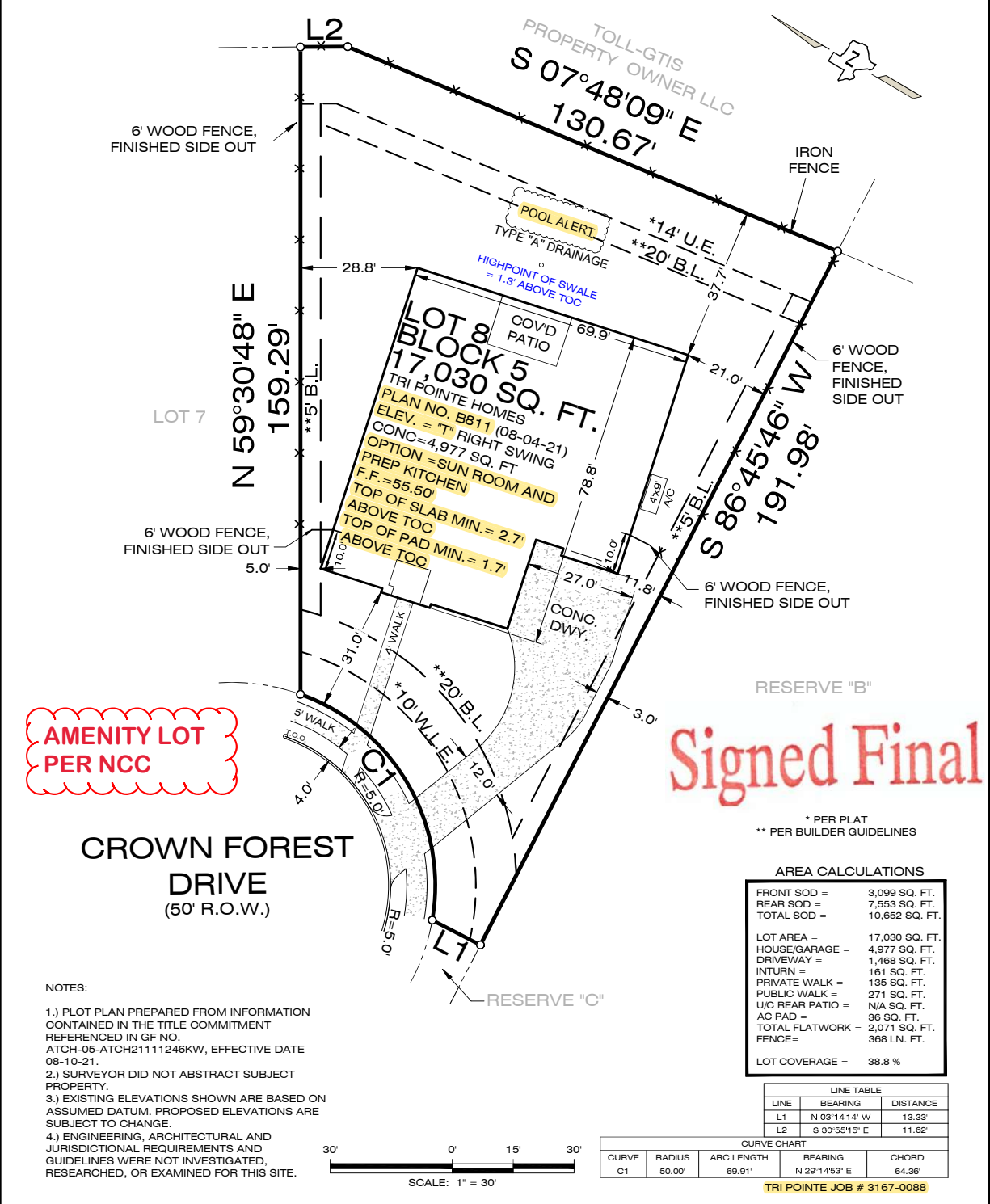
LOT 8, BLOCK 5 OF THE SIENNA SECTION 57 SUBDIVISION, A SUBDIVISION IN FORT BEND COUNTY, ACCORDING TO THE PLAT THEREFOR RECORDED UNDER PLAT NUMBER 20230020 OF THE OFFICIAL PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

SITE ADDRESS

1202 CROWN FOREST DRIVE, MISSOURI CITY, TEXAS 77459

JOB NUMBER

SIN57-0508-PPR



AMENITY LOT PER NCC

Signed Final

CROWN FOREST DRIVE
(50' R.O.W.)

- NOTES:
- 1.) PLOT PLAN PREPARED FROM INFORMATION CONTAINED IN THE TITLE COMMITMENT REFERENCED IN GF NO. ATCH-05-ATCH21111246KW, EFFECTIVE DATE 08-10-21.
 - 2.) SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY.
 - 3.) EXISTING ELEVATIONS SHOWN ARE BASED ON ASSUMED DATUM. PROPOSED ELEVATIONS ARE SUBJECT TO CHANGE.
 - 4.) ENGINEERING, ARCHITECTURAL AND JURISDICTIONAL REQUIREMENTS AND GUIDELINES WERE NOT INVESTIGATED, RESEARCHED, OR EXAMINED FOR THIS SITE.

* PER PLAT
** PER BUILDER GUIDELINES

AREA CALCULATIONS

FRONT SOD =	3,099 SQ. FT.
REAR SOD =	7,553 SQ. FT.
TOTAL SOD =	10,652 SQ. FT.
LOT AREA =	17,030 SQ. FT.
HOUSE/GARAGE =	4,977 SQ. FT.
DRIVEWAY =	1,468 SQ. FT.
INTURN =	161 SQ. FT.
PRIVATE WALK =	135 SQ. FT.
PUBLIC WALK =	271 SQ. FT.
U/C REAR PATIO =	N/A SQ. FT.
AC PAD =	36 SQ. FT.
TOTAL FLATWORK =	2,071 SQ. FT.
FENCE =	368 LN. FT.
LOT COVERAGE =	38.8 %

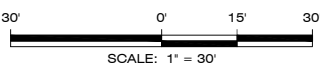
LINE TABLE

LINE	BEARING	DISTANCE
L1	N 03°14'14" W	13.33'
L2	S 30°55'15" E	11.62'

CURVE CHART

CURVE	RADIUS	ARC LENGTH	BEARING	CHORD
C1	50.00'	69.91'	N 29°14'53" E	64.36'

TRI POINTE JOB # 3167-0088



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

THIS IS NOT A BOUNDARY SURVEY

PLOT PLAN REVISION

DRAFTER:
C.C.
ISSUE DATE:
10/3/2023



FEMA FIRM INFORMATION:
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN FORT BEND UNINCORPORATED AREAS, COMMUNITY NUMBER 480228, PANEL NUMBER 48157C0435L DATED 4/2/2014.