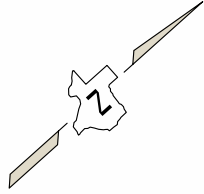


3914 WINDSTONE GLEN WAY

This property lies within flood zone "X", according to FEMA FIRM# 48201C0670M effected on 06/09/2014

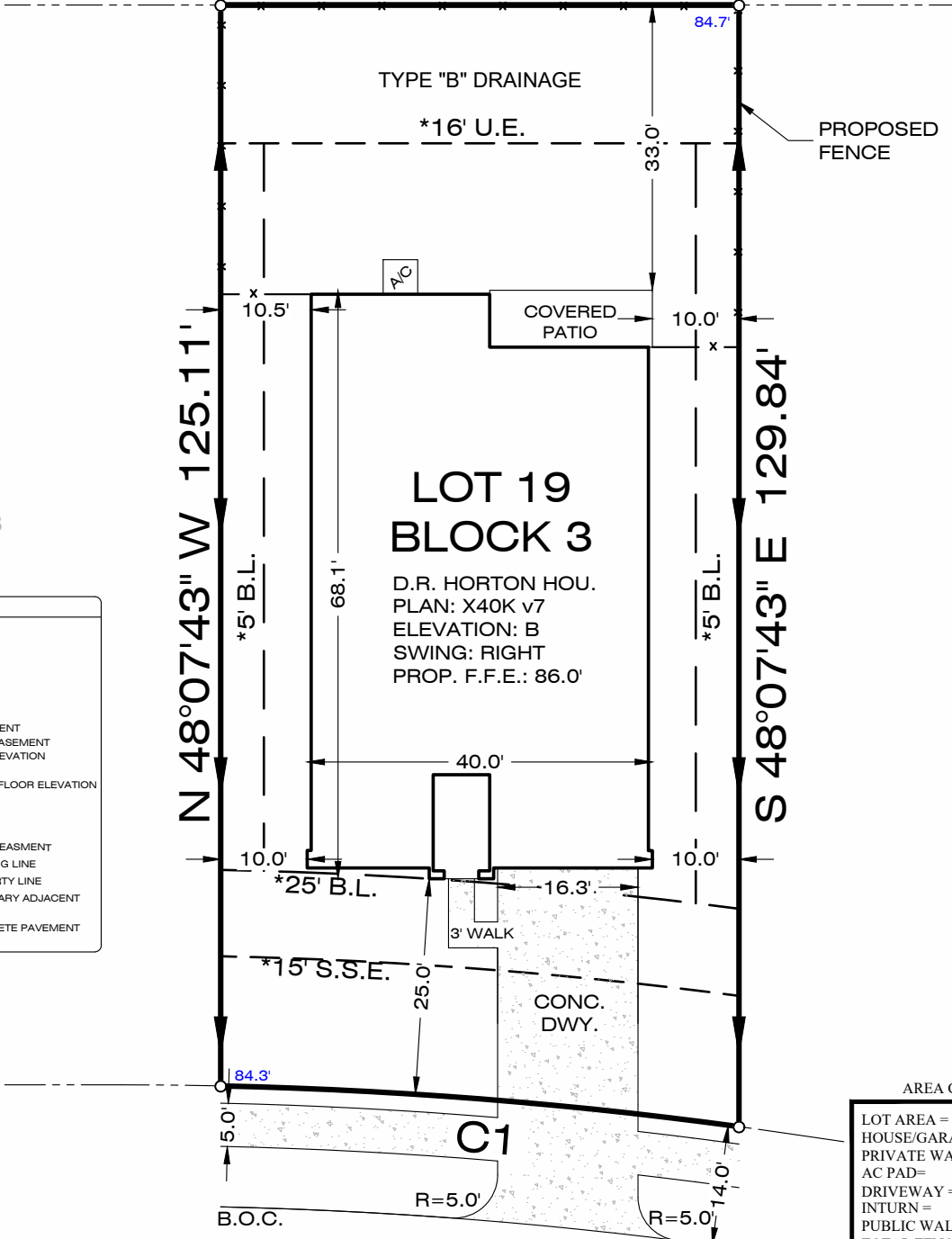


AREA: 7,614 S.F. - 0.1748 ACRES
 PLAT NO. 20220129
 MFE: 75.1'

RESERVE F

N 41°52'17" E 60.00'

OPTIONS:
 FRONT BRICK ONLY



LEGEND:

- A.E. = AERIAL EASEMENT
- B.L. = BUILDING LINE
- ESMT = EASEMENT
- B.O.C. = BACK OF CURB
- R.O.W. = RIGHT-OF-WAY
- COVD = COVD PATIO
- CONC. = CONCRETE
- W.L.E. = WATER LINE EASEMENT
- S.S.E. = SANITARY SEWER EASEMENT
- F.F.E. = FINISHED FLOOR ELEVATION
- U.E. = UTILITY EASEMENT
- M.F.E. = MINIMUM FINISHED FLOOR ELEVATION
- R = RADIUS
- PROP. = PROPOSED
- X = FENCE
- Utility Easement
- Building Line
- Property Line
- Boundary Adjacent
- Concrete Pavement

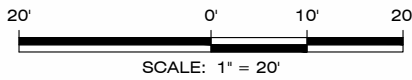
AREA CALCULATIONS

LOT AREA =	7,614 SQ. FT.
HOUSE/GARAGE =	2,616 SQ. FT.
PRIVATE WALK =	32 SQ. FT.
AC PAD =	16 SQ. FT.
DRIVEWAY =	449 SQ. FT.
INTURN =	239 SQ. FT.
PUBLIC WALK =	219 SQ. FT.
TOTAL FENCE =	154 LINEAR FT.
FRONT =	21 LN. FT.
REAR =	60 LN. FT.
LEFT =	33 LN. FT.
RIGHT =	40 LN. FT.
FRONT SOD =	314 SQ. YDS.
REAR SOD =	227 SQ. YDS.
LOT COVERAGE =	40.9 %

* 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.

WINDSTONE GLEN WAY
 (60' R.O.W.)



CURVE CHART

CURVE	RADIUS	ARC LENGTH	BEARING	CHORD
C1	530.00'	60.22'	S 46°21'45" W	60.18'

VER. 0

PLOT PLAN
 THIS IS NOT A BOUNDARY SURVEY

CLIENT:



DR HORTON - HOUSTON
 6744 HORTON VISTA DR, SUITE 100
 RICHMOND, TEXAS 77407

SUB: WINDSTONE ON THE PRAIRIE SEC: 2 LOT: 19 BL: 3
 PLAT # 20220129
 CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS

ISSUE DATE: 5/1/2023
 DRAFTED BY: C.C.
 JOB NUMBER: WOP02-0319-PP

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