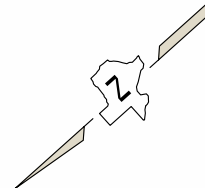


3907 WINDSTONE GLEN WAY

This property lies within flood zone "X", according to FEMA FIRM# 48201C0670M effected on 06/09/2014
 AREA: 11,299 S.F. - 0.2594 ACRES
 PLAT NO. 20220129
 MFE: 75.1'

REMAINDER CALLED 110.93 ACRES ERNEST H. MAHLMANN, F.B.C.C.F. NO. 9780631

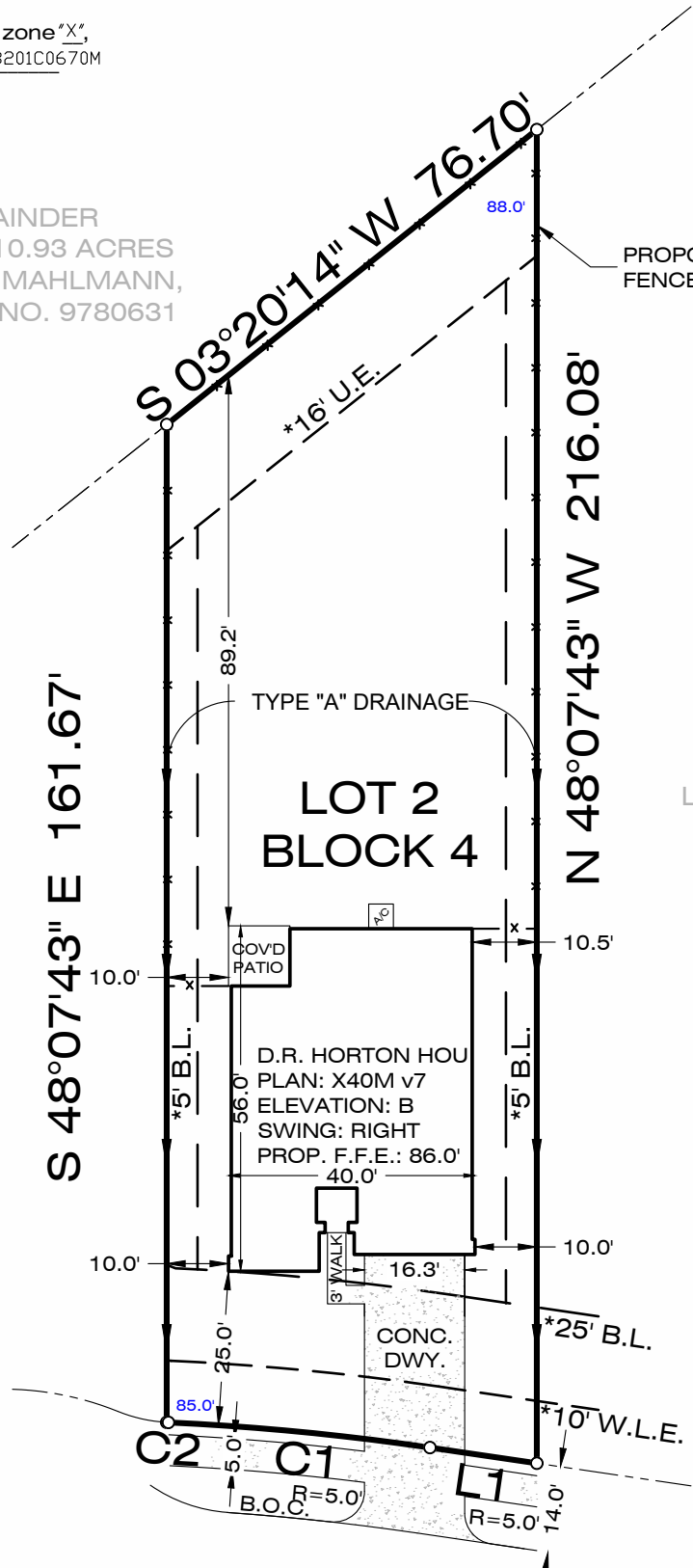


OPTIONS:
FRONT BRICK ONLY

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

- FENCE
- UTILITY EASEMENT
- BUILDING LINE
- PROPERTY LINE
- BOUNDARY ADJACENT
- CONCRETE PAVEMENT



LOT 3

LOT 1

AREA CALCULATIONS

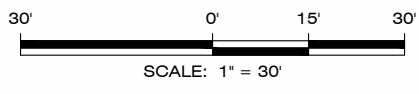
| | |
|----------------|----------------|
| LOT AREA = | 11,299 SQ. FT. |
| HOUSE/GARAGE = | 2,091 SQ. FT. |
| PRIVATE WALK = | 44 SQ. FT. |
| AC PAD = | 16 SQ. FT. |
| DRIVEWAY = | 503 SQ. FT. |
| INTURN = | 240 SQ. FT. |
| PUBLIC WALK = | 220 SQ. FT. |
| TOTAL FENCE = | 318 LINEAR FT. |
| FRONT = | 21 LN. FT. |
| REAR = | 77 LN. FT. |
| LEFT = | 91 LN. FT. |
| RIGHT = | 120 LN. FT. |
| FRONT SOD = | 291 SQ. YDS. |
| REAR SOD = | 712 SQ. YDS. |
| LOT COVERAGE = | 23.5 % |

* 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 (50' R.O.W.)



| LINE TABLE | | | |
|------------|---------------|----------|--|
| LINE | BEARING | DISTANCE | |
| L1 | N 50°12'19" E | 17.51' | |

| CURVE CHART | | | | |
|-------------|---------|------------|---------------|--------|
| CURVE | RADIUS | ARC LENGTH | BEARING | CHORD |
| C1 | 430.00' | 42.60' | N 47°22'01" E | 42.59' |
| C2 | 25.00' | 0.28' | N 44°51'00" E | 0.28' |

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: 2 BL: 4
 PLAT # 20220129
 CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS

ISSUE DATE: 5/5/2023
DRAFTED BY: C.C.
JOB NUMBER: WOP02-0402-PP

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