

4103 PRAIRIE GROVE DRIVE

This property lies within flood zone "X",
 according to FEMA FIRM# 482157C0400M
 effected on 01/29/2021
 AREA: 8,450 S.F. - 0.194 ACRES
 PLAT NO. 20220181
 MFE: 73.0'

CALLED 5.00 ACRES
 BRENT L. MAHLMANN
 F.B.C.C.F.
 NO. 2021104475

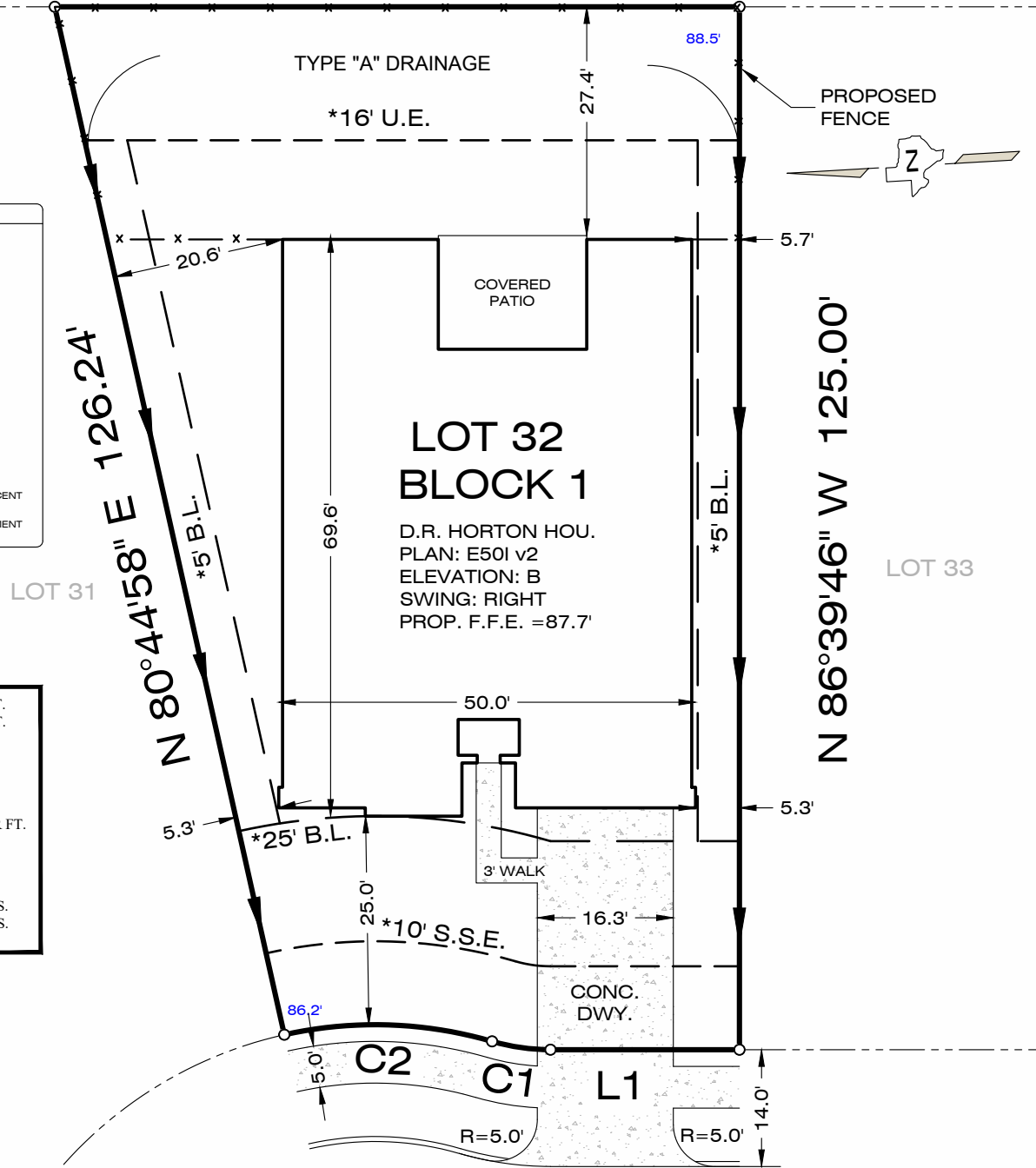
S 03°20'14" W 82.06'

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 = COVERED 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 FLOOD ELEVATION
- R = RADIUS
- PROP. = PROPOSED

FENCE
 UTILITY EASEMENT
 BUILDING LINE
 PROPERTY LINE
 BOUNDARY ADJACENT
 CONCRETE PAVEMENT

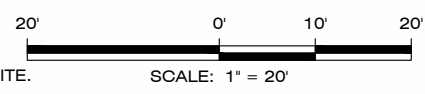


AREA CALCULATIONS

LOT AREA =	8,450 SQ. FT.
HOUSE/GARAGE =	3,328 SQ. FT.
PRIVATE WALK =	56 SQ. FT.
AC PAD =	16 SQ. FT.
DRIVEWAY =	472 SQ. FT.
INTURN =	240 SQ. FT.
PUBLIC WALK =	188 SQ. FT.
TOTAL FENCE =	165 LINEAR FT.
FRONT =	28 LN. FT.
REAR =	83 LN. FT.
LEFT =	29 LN. FT.
RIGHT =	28 LN. FT.
FRONT SOD =	300 SQ. YDS.
REAR SOD =	243 SQ. YDS.
LOT COVERAGE =	45.8 %

*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.



PRAIRIE GROVE DRIVE
 (60' R.O.W.)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 03°20'14" E	22.66'

CURVE CHART				
CURVE	RADIUS	LENGTH	BEARING	CHORD
C1	25.00'	7.09'	N 11°28'02" E	7.07'
C2	50.00'	25.17'	N 05°10'24" E	24.91'

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: 3 LOT: 32 BL: 1
 PLAT # 20220181
 CITY OF RICHMOND, FORT BEND COUNTY, TEXAS

ISSUE DATE: 7/21/2023
DRAFTED BY: Y.F.
JOB NUMBER: WOP03-0132-PP

EXACTA
 Land Surveyors, LLC

Headquarter's Office
 o: 866.735.1916 | f: 866.744.2882
 1955 Lakeway Drive | Ste 220
 Lewisville, TX 75057
 Firm No: 10063800

 Branch Office
 o: 866.735.1916 | f: 866.744.2882
 5353 W Sam Houston Pkwy N | Suite 150
 Houston, TX 77041
 Firm No: 10194337