

This property lies within flood zone "X", according to FEMA FIRM# 48157C0400M effected on 01/29/2021.

AREA: 9,506 S.F. - 0.2182 ACRES  
 PLAT NO. 20220181  
 MFE: 73.1'

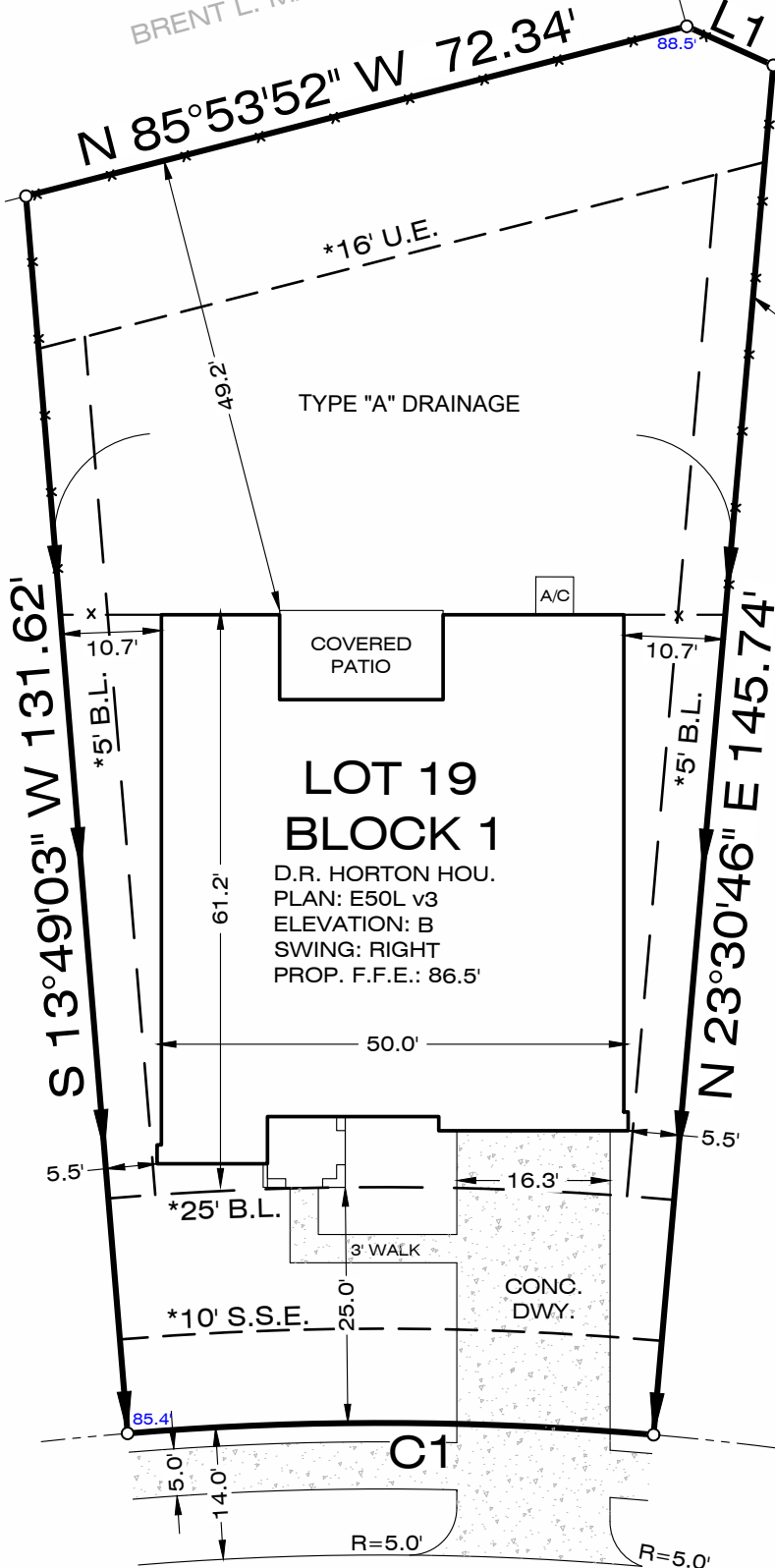
7402 ELM LANDING LANE

BRENT L. MAHLMANN

LOT 31



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

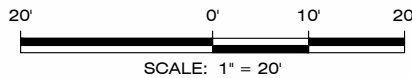
**AREA CALCULATIONS**

LOT AREA =	9,506 SQ. FT.
HOUSE/GARAGE=	2,768 SQ. FT.
PRIVATE WALK =	68 SQ. FT.
AC PAD=	16 SQ. FT.
DRIVEWAY =	510 SQ. FT.
INTURN =	237 SQ. FT.
PUBLIC WALK =	194 SQ. FT.
TOTAL FENCE =	206 LINEAR FT.
FRONT =	21 LN. FT.
REAR =	82 LN. FT.
LEFT =	45 LN. FT.
RIGHT =	58 LN. FT.
FRONT SOD =	270.8 SQ. YDS.
REAR SOD =	449.0 SQ. YDS.
LOT COVERAGE =	35.4 %

**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.

**CURVE CHART**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	330.00'	55.84'	55.78'	S 71°20'06\" E



**LINE CHART**

LINE	DISTANCE	BEARING
L1	10.08'	N 47°13'08\" W

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: 19 BL: 1

PLAT # 20220181

CITY OF RICHMOND, FORT BEND COUNTY, TEXAS

**ISSUE DATE:** 7/25/2023

**DRAFTED BY:** G.S.

**JOB NUMBER:** WOP03-0119-PP



**EXACTA**  
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