COVENTRY HOMES

THIS LOT LIES WITHIN ZONE X AS SCALED ON FIRM NUMBER 48039C0435K, EFFECTIVE DECEMBER 30, 2020. THIS INFORMATION IS FOR FLOOD INSURANCE PURPOSES ONLY AND IS NOT INTENDED TO IDENTIFY ANY SPECIFIC FLOOD HAZARDS THAT MAY OR MAY NOT EXIST.

FMS SURVEYING,INC
ESTABLISHED 1978

0 20 40
SCALE: 1"=20'

71766-P1A

THIS DOCUMENT IS NOT TO BE RECORDED FOR ANY PURPOSE AND DOES NOT CONSTITUTE AN ACTUAL SURVEY.

J0B # 91WNDGR5-3-28-4 / (WNDGR5029)

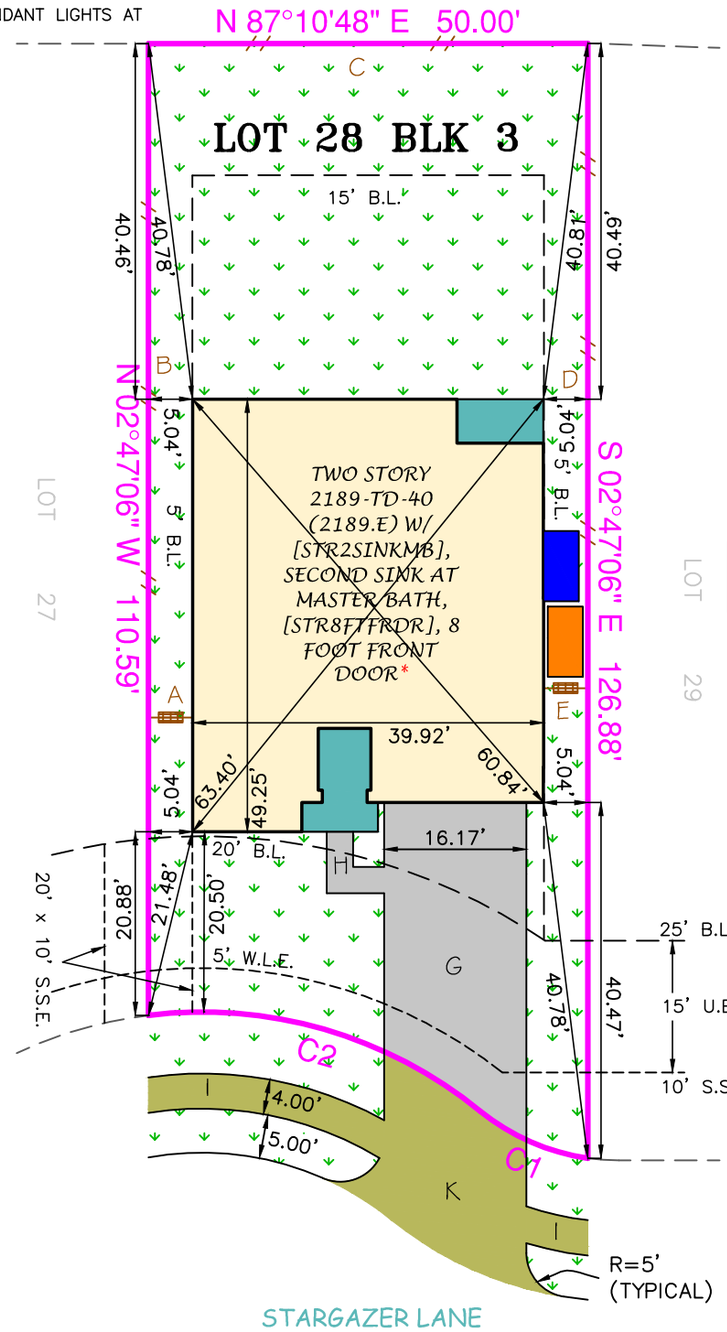
PLOT PLAN

*[STRBRKBCK], BRICK BACK 1ST FLOOR,
[STRBRKSID1ST], BRICK SIDES 1ST FLOOR,
[STRDBLFLXDR], DOUBLE DOOR AT FLEX ROOM,
[STRINLINEKIT], IN-LINE KITCHEN LAYOUT,
[STRPENLTKTIS], PENDANT LIGHTS AT KITCHEN ISLAND

WINDROSE GREEN SECTION TWO
PLAT No. 2023042778, B.C.P.R.

THIS LOT IS SUBJECT TO A 5' EASEMENT ADJACENT TO ALL PROPERTY LINES FOR DRAINAGE AND GENERAL UTILITY PURPOSES.

N FMS



PROPOSED 4'x8' A/C PAD.
PROPOSED GARBAGE/RECYCLING PAD.
PROPOSED HOUSE.
PROPOSED COVERED CONCRETE SLAB.
PROPOSED CONCRETE (NOT COVERED).
CONCRETE OUTSIDE OF SUBJECT BOUNDARY.
BUILDING LINE. B.L.
UTILITY EASEMENT. U.E.
SANITARY SEWER EASEMENT. S.S.E.
SUBJECT BOUNDARY LINE.
PROPOSED GOOD NEIGHBOR FENCE.
CAPPED BUILDER FENCE

THIS LOT IS SUBJECT TO ANY AND ALL EASEMENTS AND BUILDING LINES THAT ARE NOT REFLECTED ON THE RECORDED PLAT.

PUBLIC WALK IS TO BE 4' WIDE UNLESS REFLECTED OTHERWISE IN THE GUIDELINES OR CONSTRUCTION PLANS.

PUBLIC WALK IS TO BE 5' FROM THE BACK OF CURB UNLESS REFLECTED OTHERWISE IN THE GUIDELINES OR CONSTRUCTION PLANS.

NO FUTURE IMPROVEMENT SHOULD BE PLANNED TO EXCEED ANY BUILDING LINE OR EASEMENT WITHOUT PRIOR APPROVAL GRANTED BY ALL GOVERNING ENTITIES.

STARGAZER LANE
(VAR. R.O.W.)

CURVE	RADIUS	ARC	DELTA	CHORD	BEARING
C1	25.00'	13.54'	31°02'03"	13.38'	N 69°09'27" W
C2	50.00'	40.38'	46°15'59"	39.29'	N 76°40'47" W

LINEAR FOOTAGE OF FENCE	
A	5.0
B	76.7
C	50.0
D	73.4
E	5.0
F	-
TOTAL	210.1

SQ. FT. OF FLATWORK ONSITE	
G	537
H	64
TOTAL	601

SQ. FT. OF FLATWORK OFFSITE	
I	140
J	-
K	321
TOTAL	461

SQ. FT. OF SOD	
FRONT	960
BACK	2372
OFFSITE	402
TOTAL	3734

LOT COVERAGE

HOUSE	1776 SQ. FT.
WALK/DRIVE/AC PAD	601 SQ. FT.
ENTRY	78 SQ. FT.
COV PATIO	49 SQ. FT.
TOTAL=	2504 SQ. FT.
LOT=	5804 SQ. FT.
COVERAGE=	43 %

NOTES:
1. PROPERTY SUBJECT TO RECORDED RESTRICTIONS, REGULATIONS, & ORDINANCES IF ANY
2. SUBJECT TO VISIBLE AND APPARENT EASEMENTS NOT OF RECORD OVER, UNDER AND ACROSS THE PROPERTY HEREIN DESCRIBED.
3. WE DO HEREBY STATE THAT THIS DRAWING OR PLAN REPRESENTS A PROPOSED RESIDENCE ON THE LOT & BLOCK SHOWN HEREON PER DFH'S REQUEST AND PER THEIR ARCHITECT'S PLANS.
4. ALL BUILDING LINES, EASEMENTS, BUILDING RESTRICTION (DEED RESTRICTION, ETC.) AND ZONING ORDINANCES, IF ANY, THAT MAY AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED BY BUILDER BEFORE COMMENCING CONSTRUCTION.
5. ANY AND ALL HOUSE DIMENSIONS, HOUSE LOCATIONS, BOUNDARY AND UTILITY LOCATIONS SHOULD BE FIELD VERIFIED BY THE APPLICABLE CONTRACTOR BEFORE ANY AND ALL CONSTRUCTION MAY COMMENCE.

BUILDER MUST VERIFY MINIMUM REQUIREMENTS OF PROPOSED FINISHED FLOOR ELEVATIONS FOR APPLICABLE F.I.R.M. ZONE SHOWN HEREON INCLUDING APPLICABLE BENCHMARK DATUM AND ADJUSTMENTS WITH LOCAL GOVERNING AGENCY PRIOR TO STARTING CONSTRUCTION.
THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AT THE REQUEST OF D.F.H. COVENTRY AND MAY NOT SHOW ALL ENCUMBRANCES OF RECORD. THE BUILDER MUST VERIFY ALL BUILDING LINES, EASEMENTS, RESTRICTIONS AND ORDINANCES, IF ANY, THAT MAY AFFECT SUBJECT PROPERTY PRIOR TO STARTING CONSTRUCTION. THIS LOT FIT DOES NOT CONSTITUTE A TITLE SEARCH BY F.M.S. SURVEYING CO.

G.F. # : N/A
REV : JULY 3, 2025 (1A)
DATE : JUNE 16, 2025

LOT 28 , BLOCK 3 , OF WINDROSE GREEN SECTION FOUR (4)
MAP RECORDED IN FILE No. 2025026022 OF THE OFFICIAL RECORDS,
BRAZORIA COUNTY, TEXAS.

ADDRESS : 1907 STARGAZER LANE

TO : DFH COVENTRY, LLC (EXCLUSIVELY)

CA