

\*CITY ORDINANCES  
 \*\*\*RESTRICTIVE COVENANTS  
 \*\*\*BUILDER GUIDELINES  
 ( ) RECORD INFORMATION

IR = IRON ROD  
 IP = IRON PIPE  
 P.L. = PROPERTY LINE  
 U.E. = UTILITY EASEMENT

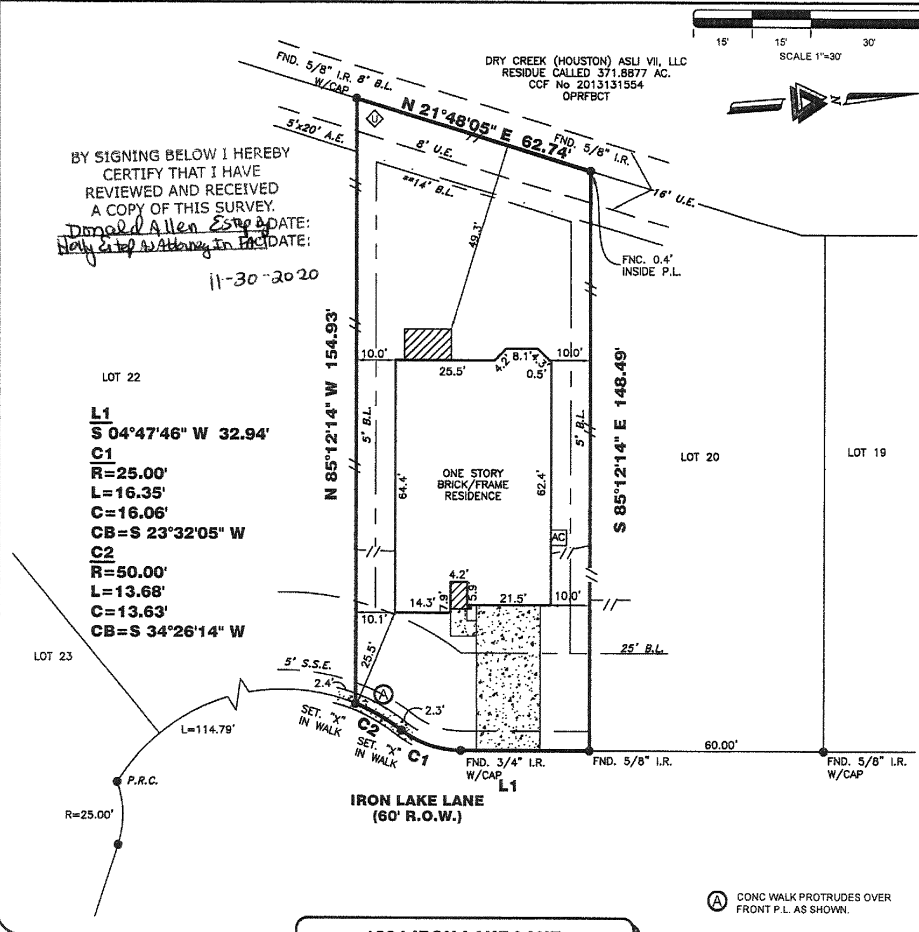
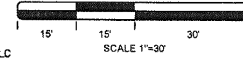
FND. = FOUND  
 FNC. = FENCE  
 P.U.E. = PUBLIC UTILITY ESMT.  
 P.A.E. = PERMANENT ACCESS ESMT.

**LEGEND**

M.U.E. = MUNICIPAL UTILITY ESMT.  
 S.S.E. = SANITARY SEWER ESMT.  
 W.L.E. = WATERLINE EASEMENT  
 R.O.W. = RIGHT-OF-WAY

— I — IRON FENCE  
 — X — WIRE FENCE  
 — // — WOOD FENCE  
 — O — CHAIN LINK FENCE  
 - - - BUILDING LINE (B.L.)  
 - - - EASEMENT LINE  
 - - - AERIAL EASEMENT (A.E.)

CONCRETE COVERED SOD BRICK A/C PAD ELEC. BOX UTIL. PED. MANHOLE WATER METER



BY SIGNING BELOW I HEREBY CERTIFY THAT I HAVE REVIEWED AND RECEIVED A COPY OF THIS SURVEY.

*Donald Allen Estep* DATE: 11-30-2020

*Healy & Taylor Attorneys in PC* DATE:

LOT 22

**L1**  
 S 04°47'46" W 32.94'  
**C1**  
 R=25.00'  
 L=16.35'  
 C=16.06'  
**CB**=S 23°32'05" W  
**C2**  
 R=50.00'  
 L=13.68'  
 C=13.63'  
**CB**=S 34°26'14" W

**1834 IRON LAKE LANE**

**PROPERTY INFORMATION**

LOT 21 BLOCK 2

SUBDIVISION: STONECREEK ESTATES SEC. 3

RECORDING INFO: PLAT NO. 20190097, PLAT RECORDS, FORT BEND COUNTY, TEXAS

BORROWER: DONALD ALLEN ESTEP

TITLE CO. CAREFREE TITLE AGENCY, INC

G.F.# 36805-2 G.F. DATE: 10-23-20

SURVEYED FOR: MERITAGE HOMES, CORPORATION

**DRAWING INFORMATION**

TRI-TECH JOB NO: L17366-19

CLIENT JOB NO: 65144830113

DRAWN BY: SK

BEARING BASE: REFERRED TO PLAT NORTH

FIELD DATE: 12-04-19

**FLOOD INFORMATION**

F.I.R.M. NO: 48157C PANEL: 0265L

REVISED DATE: 04-02-14 ZONE: "X"

**NOTES:**

ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.

RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER PLAT NO. 2018007, P.F. & T.A. P.O.C.C. FILE NO. 20080796, 201018191, 20102086, 201413042, 2015007208, 201600198, 201602869, 201602863, 201711804, 201800548, 202000584.

ALL T.O.D. CAPS ARE ESTIMATED "JONES & CARTER", UNLESS OTHERWISE NOTED.

SUBJECT TO A DRAINAGE EASEMENT 20' ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES IN THE ADDITION AS SHOWN ON RECORDED PLAT OF SAID ADDITION.

C.O.H. ORDINANCE 86-1878 PER H.C.C.F. # N-252866 AND C.O.H. ORDINANCE 86-1312 PER H.C.C.F. # N-337573 AND AMENDED BY C.O.H. ORDINANCE 1999-262

PROPERTY SUBJECT TO RECORDED RESTRICTIONS, REGULATIONS, & ORDINANCES IF ANY.

ABSTRACT INFORMATION PROVIDED HEREON IS BELIEVED TO BE SUFFICIENT AND CORRECT BY THE UNDERSIGNED SURVEYOR. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. THE ENCUMBRANCES OF RECORD, AS REFLECTED ON THIS SURVEY ARE BASED ON THE RECORDED MAP, PLAT AND/OR DEEDS IN CONJUNCTION WITH TITLE INFORMATION OBTAINED FROM THE TITLE REPORT LISTED HEREON.

ALL BUILDING LINES, RECORDED EASEMENTS, UNRECORDED EASEMENTS, BUILDING RESTRICTIONS OR ZONING RESTRICTIONS, E.T.C. AND ZONING ORDINANCES (INCLUDING CITY OF ROSENBERG), IF ANY, THAT AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED.

THIS SURVEY DOES NOT ADDRESS ANY EAVES, GUTTERS OR OTHER OVERHANGING STRUCTURE FEATURES WHICH MAY PROTRUDE OVER BOUNDARY, EASEMENT AND/OR BUILDING LINES, UNLESS OTHERWISE SHOWN HEREON.

**TRI-TECH SURVEYING COMPANY, L.P.**

10401 WESTOFFICE DR.  
 HOUSTON, TEXAS 77042  
 PH: 713-667-0800

www.tritechtx.com TBPLS #10115990

**CERTIFICATION**

I, the undersigned registered professional land surveyor, do hereby state that the plat shown hereon represents a boundary survey made on the ground under my supervision of the tract or parcel of land, according to the map or plat thereof, indicated hereon.

THIS SURVEY IS VALID FOR THIS TRANSACTION ONLY.  
 © 2020 TRI-TECH SURVEYING COMPANY, L.P.

11/04/20

SURVEYOR REGISTRATION

**REVISIONS**

DATE	REASON	BY
03-10-20	FINAL	SK
11-04-20	ADD BUYER NAME	BT