

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

I.R. = IRON ROD  
 I.P. = IRON PIPE  
 P.L. = PROPERTY LINE  
 U.E. = UTILITY EASEMENT

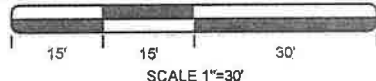
FND. = FOUND  
 FNC. = FENCE  
 P.U.E. = PUBLIC UTILITY ESMT.  
 P.A.E. = PERMANENT ACCESS ESMT.  
 W.S.E. = WATER SEWER EASEMENT

**LEGEND**

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

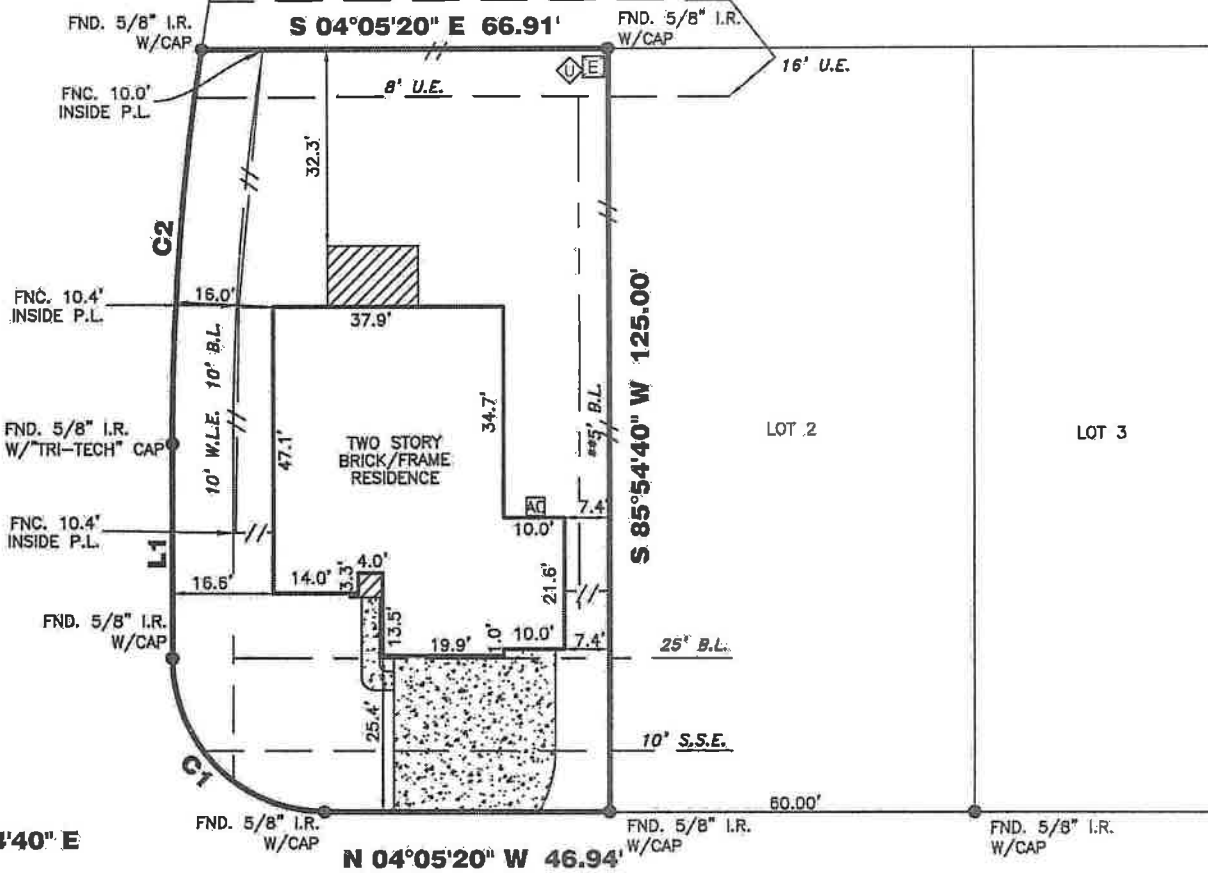
IRON FENCE  
 WIRE FENCE  
 WOOD FENCE  
 CHAIN LINK FENCE  
 BUILDING LINE (B.L.)  
 EASEMENT LINE  
 AERIAL EASEMENT (A.E.)

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



SIERRA VISTA WEST SEC 9  
 FILE NO. 2022015858  
 B.C.M.R.  
 BLOCK 2

PONDEROSA PINE DRIVE  
 (60' PAE/PUE)



**C1**  
**R=25.00'**  
**L=39.27'**  
**C=35.36'**  
**CB=N 40°54'40" E**  
**C2**  
**R=420.00'**  
**L=65.06'**  
**C=64.99'**  
**CB=S 89°39'05" E**  
**L1**  
**N 85°54'40" E 35.20'**

HOMWOOD POINT LANE  
 (60' PAE/PUE)

1626 HOMWOOD POINT LANE

**PROPERTY INFORMATION**

LOT 1 BLOCK 1



**SUBDIVISION:**

SIERRA VISTA WEST SEC 8

**RECORDING INFO:**

FILE NO. 2022015843, MAP RECORDS  
 BRAZORIA COUNTY, TEXAS

**BORROWER:**

RODIL DARVINSON AND MIRANDA GOMEZ

**TITLE CO.**

PLATINUM TITLE PARTNERS, L.P.

G.F.# 24-72922-20

G.F. DATE: 02-09-24

**SURVEYED FOR:**

SDH HOUSTON, LLC.

**DRAWING INFORMATION**

TRI-TECH JOB NO: DS3238-23

CLIENT JOB NO: N/A

DRAWN BY: PV

BEARING BASE: REFERRED TO PLAT NORTH

FIELD DATE: 04-05-23

**FLOOD INFORMATION**

F.I.R.M. NO: 48039C

PANEL: 0115K

REVISED DATE: 12-30-20

ZONE: "X"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY. FLOOD INFORMATION IS SUBJECT TO LETTER OF MAP CHANGES.

**NOTES:**

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

RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER FILE NO. 2022015943, O.R.E.C.TX; S.C.C. FILE NOS. 2017049777, 2017050032, 2017054005, 2017050054, 2017060551, 2017062285, 2018000017, 2018005449, 2018006605, 2018022841, 2018027316, 2018030925, 2019011248, 2019047285, 2019052624, 2020007736, 2020062524, 2021050220, 2021051378, 2021050429, 2021061087, 2021072848, 2021076242, 2021084563, 2022016048, 2022038932, 2022001358, 2022030720.

ALL ROD CAPS ARE STAMPED "MANHARD", UNLESS OTHERWISE NOTED.

SUBJECT TO A DRAINAGE EASEMENT 15' 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 05-1878 PER H.C.C.F. # N-253886 AND C.O.H. ORDINANCE 08-1312 PER H.C.C.F. # M-332793 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 (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES (INCLUDING CITY OF IOWA COLONY), IF ANY, THAT AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED.

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

**REVISIONS**

DATE	REASON	BY
08-15-23	FINAL	EL



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 HOUSTON, TEXAS 77042  
 P.H: 713-667-0800

www.tritechrx.com

TBPLS #10115900

**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.  
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02/27/2024

*Mark S. Brown*  
 SURVEYOR REGISTRATION