

\*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

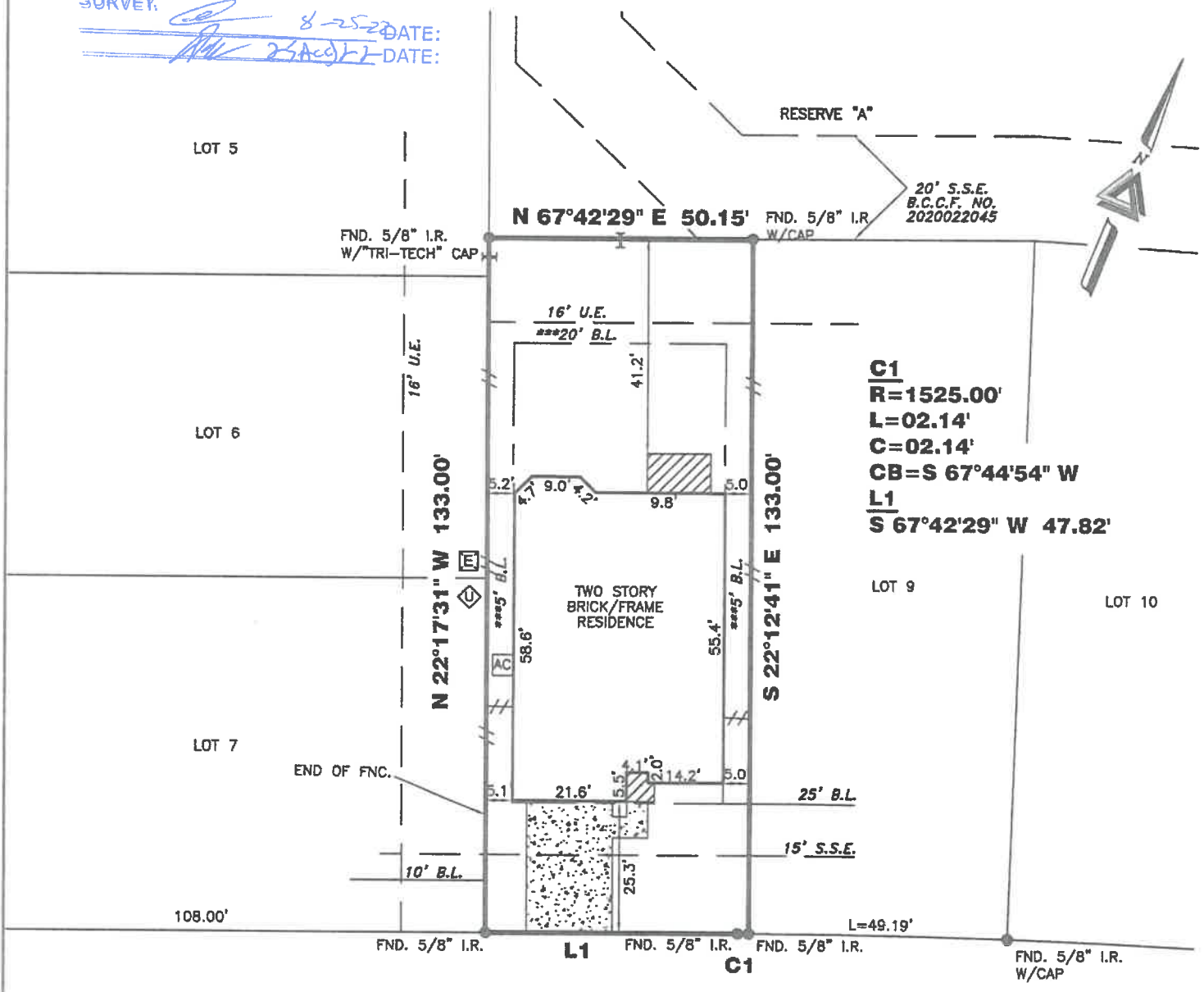
IRON FENCE  
 WIRE FENCE  
 WOOD FENCE  
 CHAIN LINK FENCE  
 BUILDING LINE (B.L.)  
 EASEMENT LINE  
 AERIAL EASEMENT (A.E.)

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



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

DATE: 8-25-22  
 DATE: 25 AUG 22



**CASCADE HILLS DRIVE**  
 (50' R.O.W.)

1203 CASCADE HILLS DRIVE

**PROPERTY INFORMATION**

LOT 8 BLOCK 1

SUBDIVISION:  
SIERRA VISTA WEST SEC 5

RECORDING INFO:  
FILE NO. 2021052429, MAP RECORDS  
BRAZORIA COUNTY, TEXAS

BORROWER:  
LUIS PONCE AND INEZ PONCE

TITLE CO.  
CAREFREE TITLE AGENCY, INC.

G.F.# HOU-5411-22 G.F. DATE: 06-30-22

SURVEYED FOR:  
MERITAGE HOMES CORPORATION

**DRAWING INFORMATION**

TRI-TECH JOB NO: L19791-21  
 CLIENT JOB NO: 65146810216  
 DRAWN BY: SA  
 BEARING BASE: REFERRED TO PLAT NORTH  
 FIELD DATE: 01-04-22

**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. 2021052429, O.R.B.C.T.X. B.C.C. FILE NOS. 2017049777, 2017050032, 2017050875, 2017054065, 2017060054, 2017060551, 2017062288, 2018005017, 2018005449, 2018008603, 2018023841, 2018027516, 2019008825, 2019011248, 2019047695, 2019052524, 2020009735, 2020068524, 2021050220, 2021051378, 2021052429, 2021081087, 2021072848, 2021078242, 2021084592, 2022012468, 2021051378, 2022027995, 2022027996, 2022038317.

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 85-1878 PER H.C.C.F. # N.253886 AND C.O.H. ORDINANCE 89-1312 PER H.C.C.F.# M-337573 AND AMENDED BY C.O.H. ORDINANCE 1995-262.

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 PROTRUDE OVER BOUNDARY, EASEMENT AND/OR BUILDING LINES, UNLESS OTHERWISE SHOWN HEREON.

**REVISIONS**

DATE	REASON	BY
06-28-22	FINAL	IP
07-13-22	ADD BUYER NAME	RR

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

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 HOUSTON, TEXAS 77042  
 PH: 713-667-0800

www.tritechtx.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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SURVEYOR REGISTRATION