*CITY ORDINANCES
**RESTRICTIVE COVENANTS
***BUILDER GUIDELINES

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.

LEGEND

M.U.E. = MUNICIPAL UTILITY ESMT.
S.S.E. = SANITARY SEWER ESMT.
W.L.E. = WATERLINE 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.

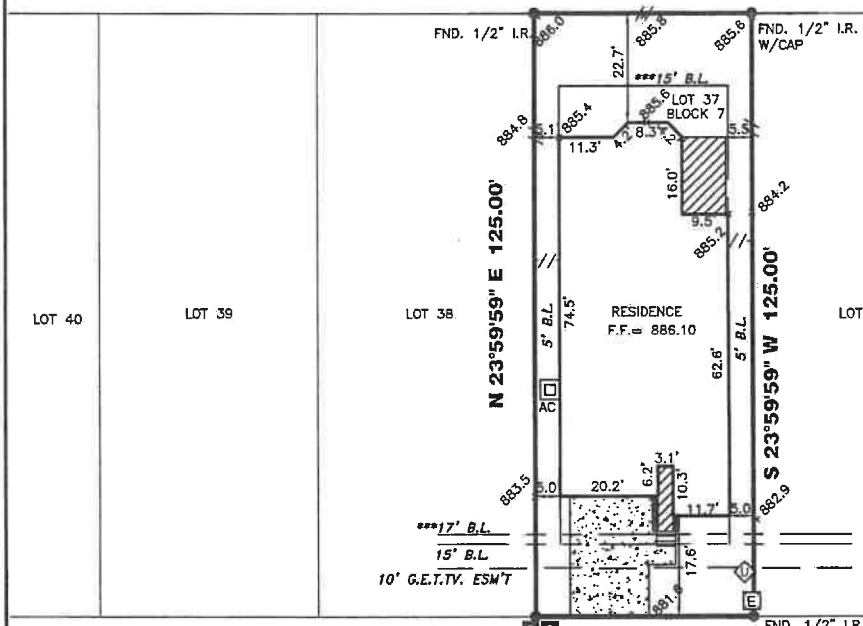
DATE:
DATE:

15' 15' 30'
SCALE 1"=30'

N

MERITAGE HOMES OF TEXAS, LLC.
REMAINING PORTION OF 99.898
ACRE TRACT
(DOC #20210353906)

S 66°00'01" E 45.00'



N 66°00'01" W 45.00'

881.57 T.O.C.
881.22 T.O.C.

SAGEBROOKE RUN
(VARIABLE WIDTH ROW)

ELEVATIONS BASED ON
GPS OBSERVATION
SPOT ELEVATIONS
NAVD88 GEOID 18

11551 SAGEBROOKE RUN

PROPERTY INFORMATION

LOT 37 BLOCK 7

SUBDIVISION:
SAGEBROOKE UNIT 1

RECORDING INFO:
VOL. 20003, PG. 351, AND AMENDING PLAT IN VOL. 20003, PG. 1024, DEED & PLAT RECORDS, BEXAR COUNTY, TEXAS

BORROWER:
KORY RICHARD HUDSON AND MARIA GRACIA TOLENTINO HUDSON

TITLE CO.
CAREFREE TITLE COMPANY

G.F.# SAN-23914-24 **G.F. DATE:** 01-25-24

SURVEYED FOR:
MERITAGE HOMES

DRAWING INFORMATION

TRI-TECH JOB NO: SMS-MR3677-23
CLIENT JOB NO: N/A
DRAWN BY: SR
BEARING BASE: TX COORD. SYS, SCZ NAD83
FIELD DATE: 02-29-24

FLOOD INFORMATION

F.I.R.M. NO: 48029C **PANEL:** 0215G
REVISED DATE: 09-29-10 **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.

ALL ROD CAPS ARE STAMPED "PAPE-DAWSON", UNLESS OTHERWISE NOTED.

RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER VOL. 20003, PGS. 351-356, AND VOL. 20003, PGS. 1024-1029, M.P.R.B.C.TX. AND DOCUMENT NOS. 20230174634, 20230174845, 20230175926, 20230176036, 20230176351, 20230188849, O.P.R.B.C.TX.

THE FOLLOWING MAY AFFECT THIS LOT: 20220158026, O.P.R.B.C.TX.

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.

OWNER/BUILDER MUST VERIFY MINIMUM PROPOSED FINISHED FLOOR REQUIREMENTS OF F.E.M.A. AND/OR LOCAL GOVERNMENT AUTHORITIES, INCLUDING APPLICABLE BENCHMARK DATUM AND ADJUSTMENT, PRIOR TO PLANNING AND/OR CONSTRUCTION.

ALL BUILDING LINES, RECORDED EASEMENTS, UNRECORDED EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES (INCLUDING CITY OF HELOTES), 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.

A GROUND AND/OR AERIAL EASEMENT MAY EXIST ADJACENT TO ANY EXISTING UTILITY. OWNER AND BUILDERS SHOULD VERIFY WITH APPLICABLE UTILITY COMPANIES PRIOR TO PLANNING OR CONSTRUCTION.

REVISIONS

NO.	DATE	REASON	BY
1	08-31-23	FORM	JO
2	03-01-24	FINAL	KP
3	03-07-24	TC	DT

TRI-TECH
SURVEYING COMPANY, L.P.
155 Riverwalk Drive
San Marcos, Texas 78666
Phone: 512-440-0222
www.tritechtx.com TBPLS #10193729

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.
© 2024, TRI-TECH SURVEYING COMPANY, L.P.

STATE OF TEXAS
REGISTERED
ARTHUR VASQUEZ TORRES
5737
PROFESSIONAL
LAND SURVEYOR

02.29.2024
SURVEYOR REGISTRATION