

SCALE: 1"=20'-0"



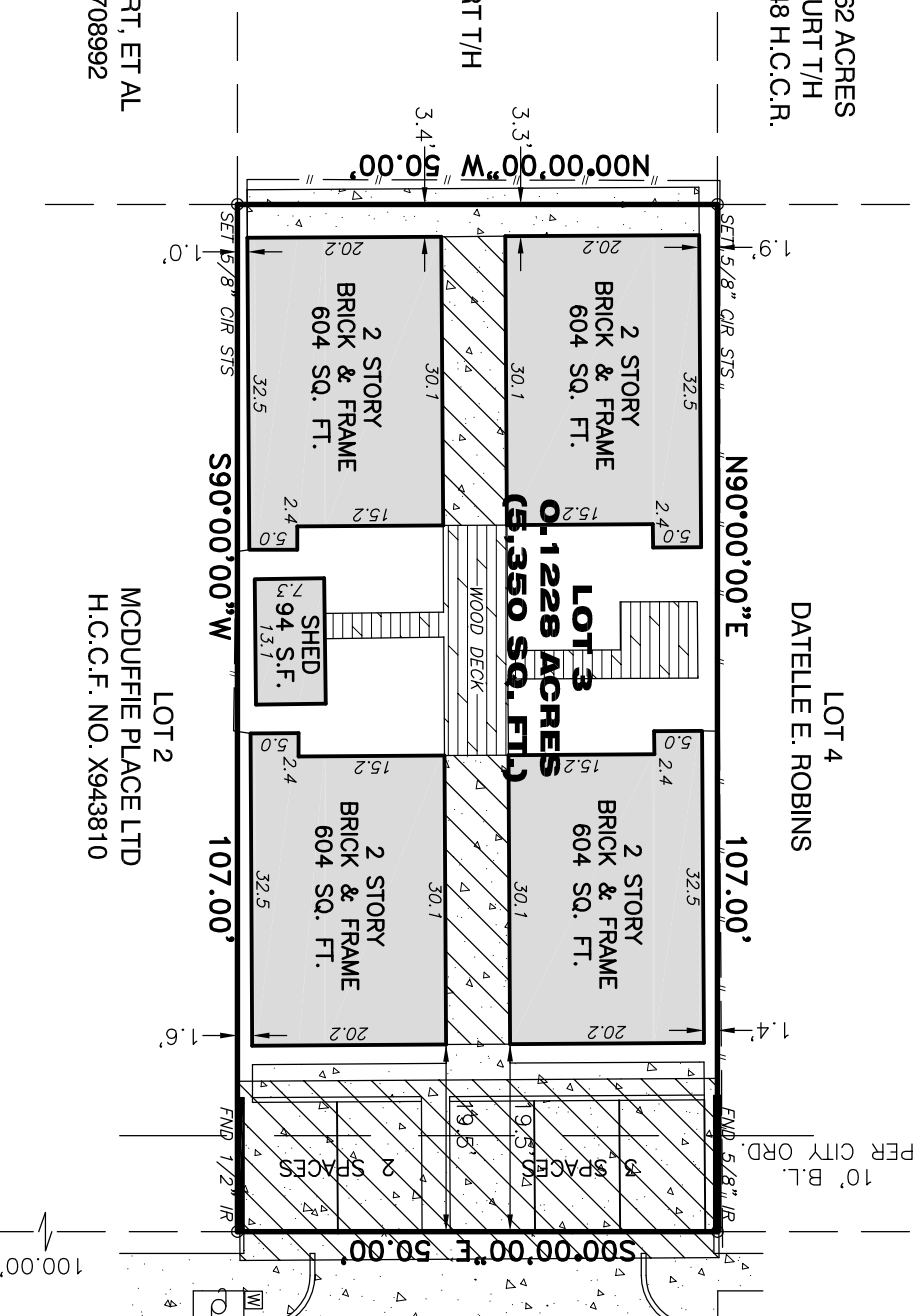
**LEGEND**

- IR - IRON ROD
- CIR - CAPPED IRON ROD
- "STS" - STAMPED SOUTH TEXAS SURVEYING CONCRETE
- COVERED CONCRETE
- WOOD FENCE
- POWER POLE
- W - WATER METER

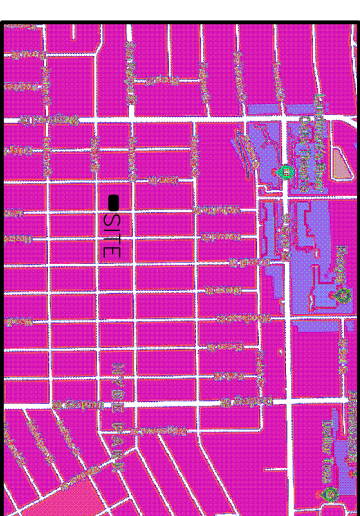


HILLCREST  
BLOCK 56  
VOL. 523, PG. 551 H.C.D.P.

LOT 11  
SAMUEL R. STUART, ET AL  
H.C.C.F. NO. E708992



MCDUFFIE STREET  
PLATTED AS MCDUFFIE AVENUE  
(50' PUBLIC R.O.W.)



VICINITY MAP (NOT TO SCALE)

**ENCROACHMENTS**  
NONE TO NOTE

**EXISTING PARKING**

REGULAR	0
COVERED	5
HANDICAP	0
TOTAL	5

**NOTES**

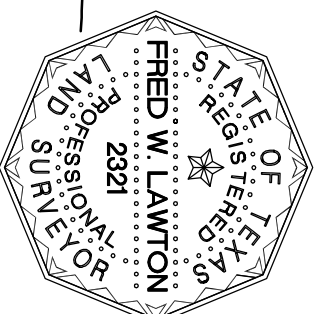
- BEARING BASIS IS THE WEST R.O.W. OF MCDUFFIE STREET BEING S00°00'00"E.
- SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY, EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY G.F. NO. 1993504-ALGA OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE AUGUST 20, 2019.
- NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
- THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
- SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
- THE FINDINGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED. IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. IS PROHIBITED AND AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2019. ALL RIGHTS RESERVED.
- (TABLE A ITEM 17) THERE IS NO VISIBLE EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED; NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

PROPERTY LIES WITHIN FLOOD ZONE "X", ACCORDING TO F.I.R.M. MAP NO. 48201C 0860L, DATE 6-18-07, BY GRAPHING PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

**WELCH STREET**  
PLATTED AS NEBRASKA AVENUE  
(50' PUBLIC R.O.W.)

**SURVEYOR'S CERTIFICATION**

TO: THE MCDUFFIE, LLC, TEXAS DOW EMPLOYEE CREDIT UNION, MICHAEL J. FOURTQO, SR. & OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY;  
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7A, 7B1, 8, 9, 13, 14 & 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 29, 2019.  
DATE OF MAP OR PLAT: 8-29-19



Fred W. Lawton, Registered Professional Land Surveyor No. 2321  
FWLAWTON@STLSURVEY.COM

**ALTA/NSPS LAND TITLE SURVEY OF**  
BEING LOT 3, BLOCK 56, HYDE PARK MAIN ADDITION, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 498, PAGE 24, DEED RECORDS, HARRIS COUNTY, TEXAS.

ADDRESS: 1914 MCDUFFIE STREET  
HOUSTON, TEXAS 77019  
REVISION:

JOB NO.: 1818-19 SCALE: 1" = 20' DATE: 8-29-19

SOUTH TEXAS SURVEYING ASSOCIATES, INC.  
11281 Richmond Ave. Bldg. J, Suite 101, Houston, Texas 77082  
281-556-6918 FAX 281-556-9331  
Firm Number: 10045400



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**JOB NO: 1818-19**