

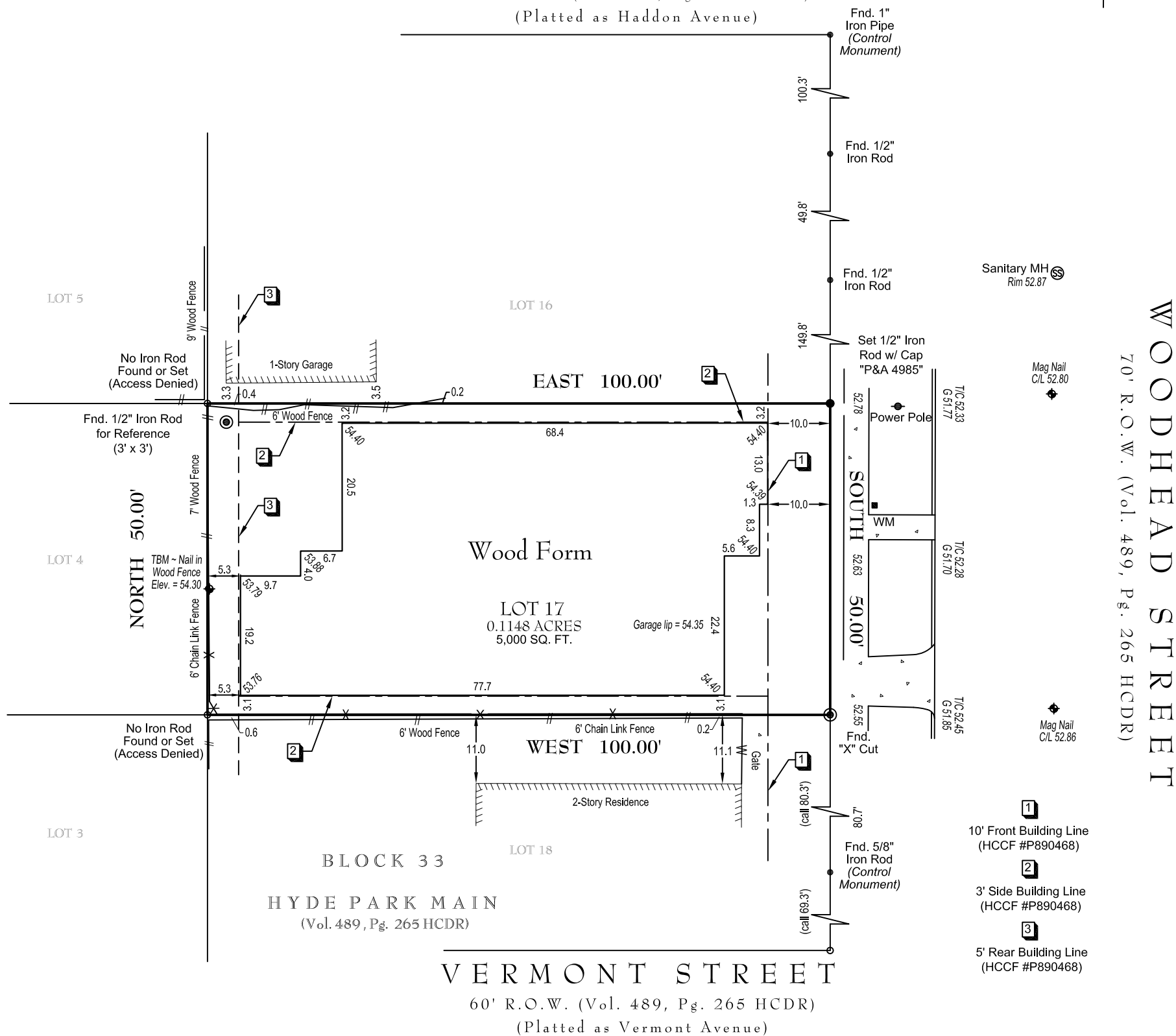
PROBSTFELD & ASSOCIATES

PROFESSIONAL LAND SURVEYORS

515 PARK GROVE DRIVE, SUITE 102 ▲ KATY, TEXAS 77450 ▲ (281) 829-0034 ▲ FAX (281) 829-0233

HADDON STREET

60' R.O.W. (Vol. 489, Pg. 265 HCDR)
(Platted as Haddon Avenue)



NOTES:

- Elevations shown are based on Harris County Floodplain RM No. 210075, Elevation = 45.69, NAVD88 (2001 Adj.).
- Fences do not follow property lines as shown above.
- Hyde Park Main is a deed restricted community. Front and side setback lines shown as set forth under Volume 489, Page 265 of the Deed Records of Harris County, Texas. Lot may be subject to certain requirements pertaining to front, side and rear setback lines and also architectural protrusions such as eaves, overhangs, ledges, etc., in relation to easements and/or building lines and should be verified prior to any planning or construction. It is the responsibility of the property owner to determine the deed restriction status of their property and to comply with all covenants prior to any planning or construction. Written approval by the Architectural Control Committee may be required.
- This survey was performed without the benefit of a current title opinion and is subject to any facts a full and accurate title search may disclose. All easements, building lines, zoning setbacks, restrictions and covenants of record may not be shown.
- Lot may be subject to certain requirements pertaining to front, side and rear setback lines and also architectural protrusions such as eaves, overhangs, ledges, etc., in relation to easements and/or building lines and should be verified prior to any planning or construction.
- All bearings are based on the West right of way line of Woodhead Street (South).

PLAT OF PROPERTY

FOR: JOHN POST
 AT: 1804 WOODHEAD STREET • HOUSTON, TX
 LGL: LOT 17, BLOCK 33
HYDE PARK MAIN

**VOLUME 489, PAGE 265 OF THE DEED RECORDS OF
HARRIS COUNTY, TEXAS**

SCALE: 1" = 20'
 DATE: 7/20/2022 REVISED DATE: 4/19/2023

This Property DOES NOT Lie within the designated 100 year floodplain.
 PANEL NO: 48201C 0860 L
 ZONE: X EFF. DATE: 6/18/2007
 BASE FLOOD ELEVATION: N/A
 LOCATED BY GRAPHIC PLOTTING ONLY AND NOT RESPONSIBLE FOR ACTUAL DETERMINATION.

THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH TITLE COMMITMENT
 PROVIDED BY: NO TITLE COMMITMENT WAS PROVIDED
 GF#: ALL ESMT'S/BUILDING LINES MAY NOT BE SHOWN.

EMAIL COPY
NOT TO BE RECORDED FOR ANY PURPOSE
(REFER TO ORIGINALS FOR SIGNATURE & SEAL)

JOB # 3197-001 DRAWN BY: RK|MDH

THIS SURVEY IS THE PROPERTY OF PROBSTFELD & ASSOCIATES, INC., IS CERTIFIED FOR THIS TRANSACTION ONLY, AND IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR OWNERS.