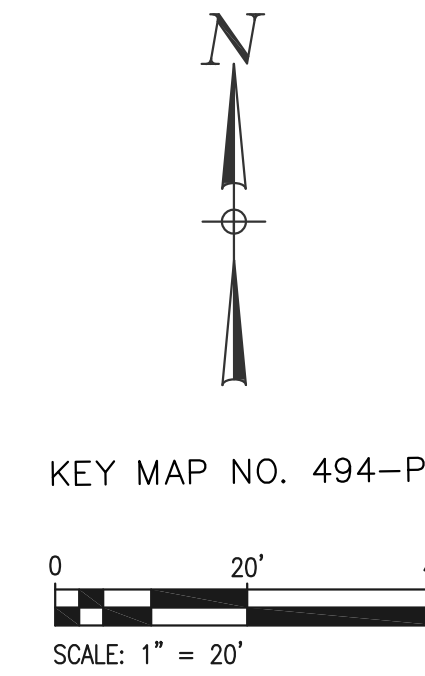


OBEDIENCE SMITH SURVEY A-696

VERMONT AVE.
(60' R.O.W.)
VOL. 498 PG. 24 D.R.H.C.



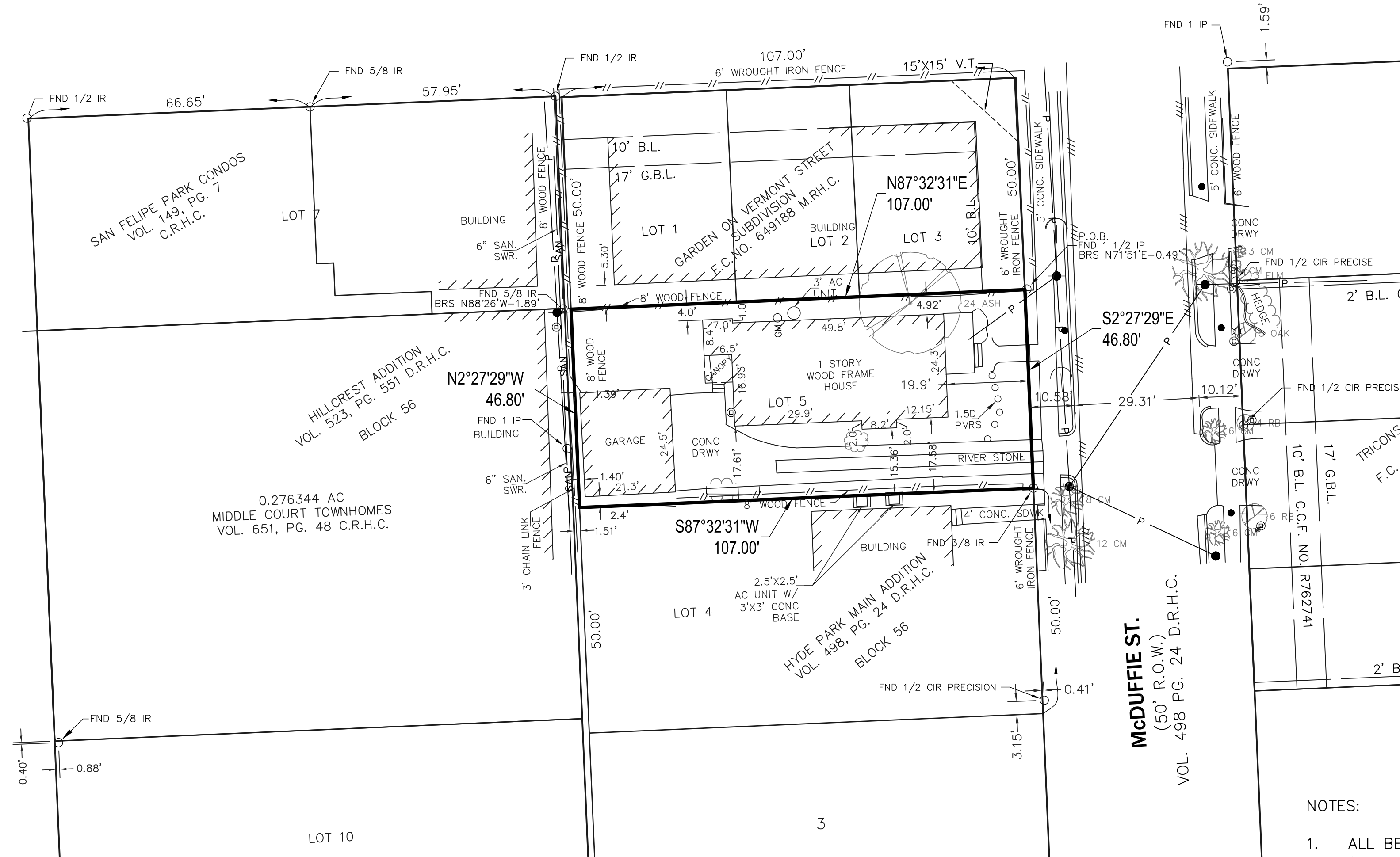
SURVEY SYMBOL LEGEND

	POWER POLE
	LIGHT
	TREE
	FENCE
	WATER METER
	SPRINKLER HEAD
	DOWN GUY
	CLEAN OUT
	GAS METER
	OVERHEAD POWER

ABBREVIATION LEGEND

D.R.H.C.	=	DEED RECORDS OF HARRIS COUNTY
M.R.H.C.	=	MAP RECORDS OF HARRIS COUNTY
C.R.H.C.	=	CONDOMINIUM RECORDS OF HARRIS COUNTY
C.C.F. NO.	=	COUNTY CLERK FILE NUMBER
F.C. NO.	=	FILM CODE NUMBER
FND	=	FOUND
IP	=	IRON PIPE
IR	=	IRON ROD
CIR	=	CAPPED IRON ROD
B.L.	=	BUILDING LINE
G.B.L.	=	GARAGE BUILDING LINE
VOL.	=	VOLUME
PG.	=	PAGE
V.T.	=	VISIBILITY TRIANGLE

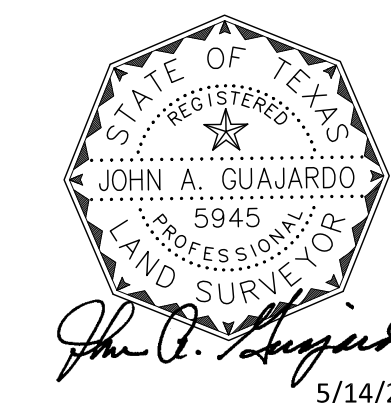
P.O.B.
X= 3108108.02
Y= 13837345.88



NOTES:

- ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), N.A.D. 83. ALL DISTANCES ARE SURFACE. COORDINATES SHOWN ARE GRID COORDINATES AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY A COMBINED SCALE FACTOR OF 0.9998910477. (REF FAME: NAD_83(CORS 2011 ADJ.)(EPOCH:2010).
- THIS PROJECT IS LOCATED WITHIN UNSHADED ZONE X, AREA OF MINIMAL FLOOD HAZARD ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) NO. 48201C0670M, EFFECTIVE DATE 06/09/2014 BY GRAPHICAL PLOTTING.
- UNDERGROUND UTILITIES EXIST WHICH ARE NOT SHOWN. CONTRACTOR SHALL NOTIFY TEXAS ONE CALL AT 713-223-4567/800-669-4349 AT LEAST 48 HOURS BEFORE PROCEEDING WITH ANY EXCAVATION.
- THIS MAP IS A TRUE REPRESENTATION OF A SURVEY COMPLETED ON THE GROUND IN ACCORDANCE WITH TSPS STANDARDS FOR CATEGORY 1A, AND 6, CONDITION II, AND THE FACTS FOUND ON THE GROUND AT THE TIME OF THE SURVEY, PERFORMED IN MAY 4, 2024.
- REFERENCE TITLE COMMITMENT BY FIDELITY NATIONAL TITLE INSURANCE COMPANY GF NO. 244236-CSHF WITH AN EFFECTIVE DATE OF 04/22/2024 AND ISSUE DATE OF 05/01/2024 FOR OWNERSHIP, RESTRICTIONS, AND ENCUMBRANCES TO THE SUBJECT PROPERTY. THE PROPERTY IS AFFECTED BY THE FOLLOWING RESTRICTIONS:

TERMS, CONDITIONS, AND PROVISIONS OF CITY OF HOUSTON ORDINANCE NO. 85-1878, PERTAINING TO, AMONG OTHER THINGS, THE PLATTING RE-PLATTING OF REAL PROPERTY AND TO THE ESTABLISHMENT OF BUILD-LINES AS RECORDED UNDER C.F. NO. N253886 OF THE O.P.R.R.P.H.C.



LAND SURVEYING FIRM NO. 10017100
ENGINEERING FIRM NO. F-6867

JAG ENGINEERING, INC.
9100 SOUTHWEST FWY, SUITE 130, HOUSTON TEXAS 77074
(713) 977-7550, (713)977-7317 FAX

No.	DATE	REVISIONS	BY / CK	APP
LOT SURVEY				
1904 McDUFFIE ST. BEING LOT 5, BLOCK 56 HYDE PARK MAIN ADDITION AS RECORDED IN VOL. 523, PG. 24 D.R.H.C. HOUSTON, TEXAS 77019				

SCALE: 1"=20' CONTR. NO.: 24013 DWG. NO.: LAYOUT-1 PAGE: 1 OF 1