



37

BLOCK 1

LOT 34

MORNINGBROOK
(60' R.O.W.)

1. ALL BEARINGS ARE BASED ON G.P.S. OBSERVATION, TEXAS SOUTH CENTRAL, GEOID 18NAD 83 WITH A BASIS OF BEARING BEING S 63°05'06" E, ALONG THE REAR LOT LINE OF LOTS 33--38, BLOCK 1.
2. SURVEYOR DID NOT ABSTRACT PROPERTY.
3. ALL PROPERTY, EASEMENTS, BUILDING LINES, ETC. SHOWN ARE AS IDENTIFIED BY FIRST NATIONAL TITLE INSURANCE COMPANY FILE NO. 23--719446--HC.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR
4. 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.
5. SURVEYOR CERTIFIES FOR THIS TRANSACTION ONLY.
6. 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 THIS SURVEY BY ANY OTHER PARTY WITHOUT THE WRITTEN CONSENT OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED. SOUTH TEXAS SURVEYING ASSOCIATES, INC. SHALL BE HELD RESPONSIBLE FOR ANY AND ALL DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, INCURRED BY ANY PARTY WHO RELIES ON OR REPRODUCES THIS SURVEY WITHOUT THE WRITTEN CONSENT OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. UNAUTHORIZED USE, RELIANCE, OR REPRODUCTION. COPYRIGHT 2023, ALL RIGHTS RESERVED.

PROPERTY LIES WITHIN FLOOD ZONE X, ACCORDING TO F.I.R.M. MAP NO. 48339C 0350G, DATE 8/18/2014 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.

SURVEYOR'S CERTIFICATION
 PROPERTY SUBJECT TO CITY ORDINANCES AND SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS.
 I hereby certify that this survey was made on the ground and that this plot correctly represents the facts found at the time of survey showing any improvements, from legal descriptions supplied by client. There are no encroachments apparent on the ground, except as shown. This survey is only certified for boundary and this transaction only. Surveyor did not abstract property. Easements, building lines, etc. shown are as identified by:

GP 23-719446-HC of FIRST NATIONAL TITLE INSURANCE COMPANY



SCALE: 1" = 20'
SHEET 1 OF 1

NO.	DATE	DESCRIPTION
1.	10-12-22	COMMENTS
2.	3-17-23	FINAL
3.	3-27-23	COMMENTS

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