

THE STATE OF TEXAS)
COUNTY OF HARRIS)

We, R. H. Basden and Ronald E. Buford, Vice-President and Asst. Secretary respectively of First General Realty Corporation, owners of the property subdivided in the above and foregoing map of ASHFORD SOUTH, SECTION TWO, do hereby make subdivision of said property for and on behalf of said First General Realty Corporation according to the lines, lots, building lines, streets, alleys, parks, and easements thereon shown and designate said subdivision as ASHFORD SOUTH, SECTION TWO, located in the William Hardin Survey in Harris County, Texas, and on behalf of First General Realty Corporation dedicate to the public use, as such, all of the streets, alleys, parks and easements shown thereon forever and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets and alleys dedicated or occasioned by the alteration of grades and do hereby bind ourselves, our successors and assigns to warrant and forever defend the title to the land so dedicated.

We, the Fraser Porter, Susie Fraser Brockwell, Dow D. Warren, and Mable Crude Fraser Warren, owners and holders of liens against the above described property, said liens being evidenced by instruments of record in Volume 6622, Page 206, of the Mortgage Records of Harris County, Texas, do hereby in all things subordinate to said subdivision and dedication said liens, and we hereby confirm that we are the present owner of said liens and have not assigned the same nor any part thereof.

This is to certify that we, R. H. Basden and Ronald E. Buford, Vice-President and Asst. Secretary respectively of First General Realty Corporation, owner of the property subdivided in the above and foregoing map of ASHFORD SOUTH, SECTION TWO, have complied with or will comply with the existing Harris County Road Law, Section 31-C, as amended by House Bill 389, Acts of 1959 of the 56th Legislature, and all other regulations on file with the Harris County Engineer and adopted by the Commissioners' Court of Harris County, Texas.

There is also dedicated for utilities an unobstructed aerial easement five (5) feet wide from a plane twenty (20) feet above the ground upward, located adjacent to all easements shown hereon.

FURTHER, we do hereby dedicate forever to the public a strip of land fifteen (15) feet wide on each side of the center line of any and all gullies, ravines, draws, sloughs or other natural drainage courses located in said subdivision as easements for drainage purposes, giving Harris County and/or any public agency the right to enter upon said easements at any and all times for the purpose of constructing and/or maintaining drainage work and/or structures.

FURTHER, all of the property subdivided in the above and foregoing map shall be restricted in its use, which restrictions shall run with the title to the property and shall be enforceable at the option of Harris County, by Harris County or any citizen thereof, by injunction, as follows:

1. The drainage of septic tanks into roads, streets, alleys or other public ditches, either directly or indirectly, is strictly prohibited.
2. Drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater and shall be a minimum of one and three-quarters (1-3/4) square feet (18" diameter pipe culvert). Culverts or bridges must be used for driveways and/or sidewalks.

We hereby covenant and agree that all lots within the boundaries of this subdivision are for residential purposes unless otherwise noted.

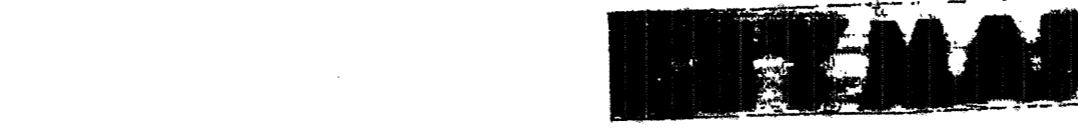
We hereby covenant and agree with the City of Houston and/or Harris County and/or any property owner that no dwelling unit shall be constructed and/or occupied on any lot having area of less than seven thousand (7,000) square feet unless a sanitary sewer system meeting the approval of County and State Health authorities shall first have been extended to the lot, plot or site and in no case shall any dwelling be constructed upon a lot, plot or site of less area than five thousand (5,000) square feet or with less street frontage than fifty (50) feet.

WITNESS our hands in Houston, Harris County, Texas, this 7th day of October, 1967.

IN TESTIMONY WHEREOF, First General Realty Corporation has caused these presents to be signed by R. H. Basden, its Vice-President, thereunto authorized, assisted by its Asst. Secretary, Ronald E. Buford, and its common seal hereunto affixed this 7th day of October, 1967.

LIEN HOLDERS
 In Fraxer Porter
 Susie Fraser Brockwell
 Dow D. Warren
 Mable Crude Fraser Warren

OWNER
 First General Realty Corporation
 R. H. Basden
 Vice-President
 Asst. Secretary



ASHFORD SOUTH
SECTION TWO

BEING 30.4371 ACRES OF LAND OUT OF THE WILLIAM HARDIN SURVEY, A-24, HARRIS COUNTY, TEXAS

112 LOTS 4 BLOCKS
 SCALE: 1" = 100' JULY 28, 1967

COULSON & ASSOCIATES ENGINEERS, INC.
 Consulting Engineers
 OWNER:
 FIRST GENERAL REALTY CORPORATION
 R. H. Basden, Vice-President

HAD RECORDS OF HARRIS COUNTY, TEXAS VOL. 151 PAGE 33 P. E. TURRETTINE, JR., COUNTY CLERK HARRIS COUNTY, TEXAS ASHFORD SOUTH, SEC. 2 THIS IS 1 OF 5 PAGES

THE STATE OF TEXAS)
COUNTY OF HARRIS)

BEFORE ME, the undersigned authority, on this day personally appeared Ina Fraser Porter, Susie Fraser Brockwell, Dow D. Warren, and Mable Crude Fraser Warren, known to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity therein set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 7 day of October, 1967.
 Ralph Katherine Brockwell
 Notary Public in and for Harris County, Texas

THE STATE OF TEXAS)
COUNTY OF HARRIS)

BEFORE ME, the undersigned authority, on this day personally appeared R. H. Basden, Vice-President and Ronald E. Buford, Asst. Secretary of First General Realty Corporation, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity therein and herein set forth and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 7th day of October, 1967.
 L. E. Turrettine, Jr.
 Notary Public in and for Harris County, Texas

This is to certify that I, Bennett Coulson, a Registered Professional Engineer of the State of Texas have plotted the above subdivision from an actual survey on the ground, and that all block corners, angle points and points of curve are properly marked with 2/8" iron rods, 3' long and that this plot correctly shows the survey made by me.
 Bennett Coulson
 Engineer, Texas Registration No. 5000

This is to certify that the City Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of ASHFORD SOUTH SECTION TWO, as shown hereon.

IN TESTIMONY WHEREOF, witness the official signatures of the Chairman and Secretary of the City Planning Commission of the City of Houston, Texas, this 29th day of January, 1968.

Richard P. Doss, County Engineer of Harris County, do hereby certify that the plat of this subdivision complies with all existing rules and regulations of this office as adopted by Harris County Commissioners' Court and further, that it complies with all of the State laws included in the Harris County Road Law, also including Section 31-C, as amended by House Bill 389, Act of 1959 of the 56th Legislature.

I, T. R. Langford, Flood Control Engineer of Harris County Flood Control District, Harris County, Texas, do hereby certify that the plat of this subdivision complies with Requirements for Internal Subdivision Drainage as adopted by Commissioners' Court; however, no certification is hereby given as to the effect of drainage from this subdivision on the intercepting drainage artery or parent stream or on any other area or subdivision within the watershed.

APPROVED BY the Commissioners' Court of Harris County, Texas, this 29th day of January, 1968.

County Judge
 Commissioners, Precinct 1
 Commissioners, Precinct 2
 Commissioners, Precinct 3

THE STATE OF TEXAS)
COUNTY OF HARRIS)
I, R. E. Turrettine, Jr., Clerk of the County Court of Harris County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration on 23 January 1968 at 2:53 o'clock P. M., and duly recorded on 29 January, 1968 at 6:50 o'clock P. M., Volume 151, Page 33 of record of Maps for said County.

WITNESS my hand and seal of office at Houston, the day and date last above written.
 R. E. Turrettine, Jr., Clerk
 County Court, Harris County, Texas

NOTES:
 1. All side lot lines are either perpendicular or radial to street frontage unless otherwise noted.
 2. All utility easements shown extend equal distance on either side of a common lot line unless otherwise noted.
 3. One-foot reserve is dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut adjacent easement tracts, the condition of such dedication being that when adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes (and the fee title thereto shall revert to and rest in the dedicator, his heirs, assigns or successors).
 4. U.E. indicates "utility easement".
 5. O.E. indicates "easement".
 6. B.L. indicates "building line".
 7. No buildings or structures are to be erected or permitted upon the Mobil Oil Corp. R/W