

THE STATE OF TEXAS
COUNTY OF HARRIS

We, R. H. Borden and John H. Plant, 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 ONE, 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 ONE, 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, Ina Frazer Porter, Suzie Frazer Brocwell, Dow D. Warren, and Mable Crede Frazer Warren, owners and holders of liens against the above described property, said liens being evidenced by instruments of record in Volume 5365, Page 301, 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. Borden and John H. Plant, 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 ONE, have compiled or will comply with the existing Harris County Road Law, Section 31-C, as amended by House Bill 389, Acts 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. That 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 the utility easements shown in adjacent acreage are hereby established as shown.

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 22nd day of February 1966.

IN TESTIMONY WHEREOF, First General Realty Corporation has caused these presents to be signed by R. H. Borden, its Vice-President, thereunto authorized, attested by its Asst. Secretary, John H. Plant, and its common seal hereunto affixed this 22nd day of February, 1966.

LIEN HOLDERS:
Ina Frazer Porter
Suzie Frazer Brocwell
Dow D. Warren
Mable Crede Frazer Warren

First General Realty Corporation, Owner
R. H. Borden, Vice-President
John H. Plant, Asst. Secretary

THE STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared R. H. Borden, Vice-President and John H. Plant, 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 out and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 22nd day of February, 1966.

THE STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Ina Frazer Porter, Suzie Frazer Brocwell, Dow D. Warren, and Mable Crede Frazer Warren, 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 out and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 22nd day of February, 1966.

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 5/8" iron rods, 3' long and that this plot correctly represents that survey made by me.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 22nd day of February, 1966.

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

IN TESTIMONY WHEREOF, witness the official signature of the Chairman and Secretary of the City Planning Commission of the City of Houston, Texas, this 23rd day of February, 1966.

I, Richard P. Doss, County Engineer of Harris County, do hereby certify that the plot 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, Acts 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 plot 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 23rd day of February, 1966.

APPROVED by the Commissioners' Court of Harris County, Texas, this 11th day of April, 1966.

Commissioners' Precinct 1
Commissioners' Precinct 2
Commissioners' Precinct 3

THE STATE OF TEXAS
COUNTY OF HARRIS

I, R. E. Turrentine, 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 April 12, 1966, at 10:00 o'clock P.M., and duly recorded on April 13, 1966, at 10:00 o'clock P.M., Volume 139, Page 61, of record of maps for said County.

WITNESS my hand and seal of office at Houston, the day and date last above written.

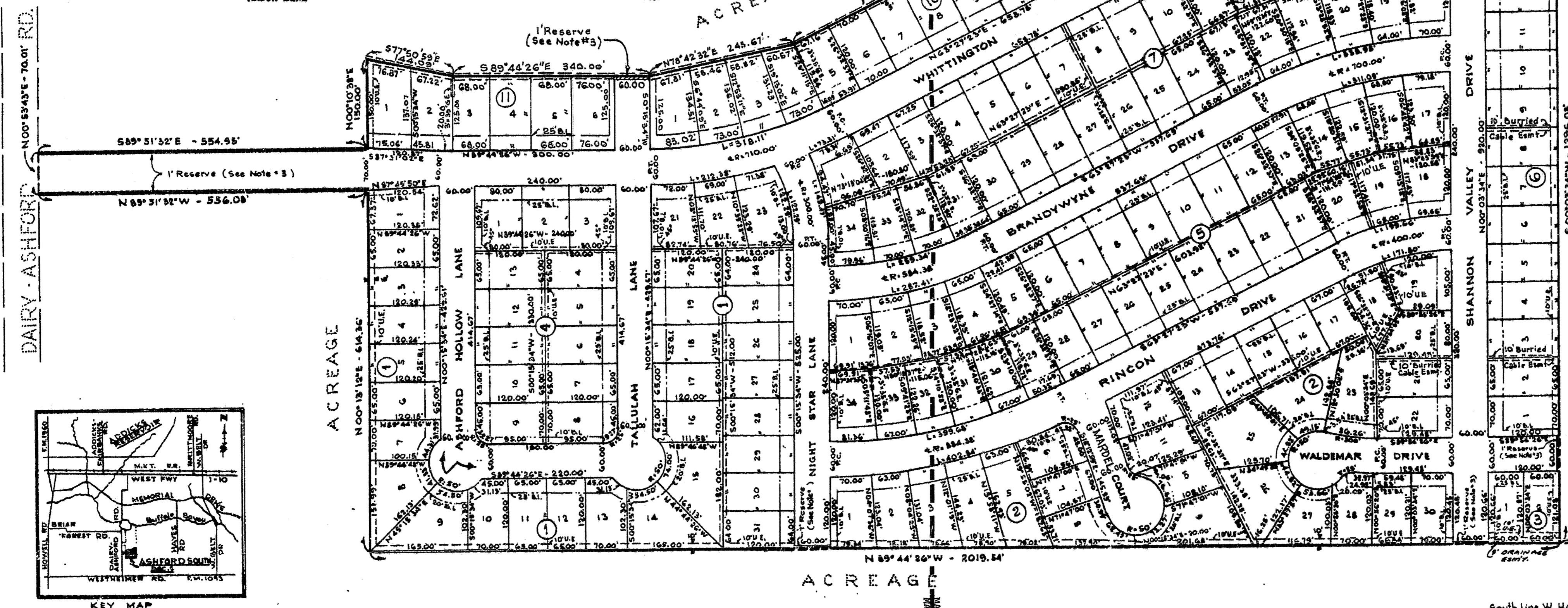
R. E. Turrentine, Jr., Clerk
County Court, Harris County, Texas

THIS CERTIFICATE IS VALID ONLY AS TO THE INSTRUMENT ON WHICH THE ORIGINAL SIGNATURE IS APPLIED AND ONLY THEN TO THE EXTENT SUCH INSTRUMENT IS NOT ALTERED OR CHANGED IN ANY MANNER AFTER RECORDING.



APR 12 3 51 PM 1966
HARRIS COUNTY CLERK

- NOTES:
- All side lot lines are either perpendicular or radial to street frontage unless otherwise noted.
 - All 10-foot utility easements shown extend five feet on either side of a common lot line unless otherwise indicated.
 - 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 acreage 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 vest in the dedicator, his heirs, assigns or successors).
 - U. E. indicates "utility easement".
 - G. E. indicates "guy easement".
 - B. L. indicates "building line".
 - P. B. E. indicates "pole brace easement".



ASHFORD SOUTH SECTION ONE

BEING 48.4439 ACRES OUT OF THE WILLIAM HARDIN
SURVEY A-24, HARRIS CO. TEXAS.

COULSON & ASSOCIATES ENGINEERS, INC.
Consulting Engineers
Scale: 1" = 100' Jan. 3, 1966.
11 Blocks 186 Lots
Owner:
FIRST GENERAL REALTY CORPORATION
R. H. Borden, Vice-President

KEY MAP

MAP RECORDS OF
HARRIS COUNTY, TEXAS
VOL. 139 PAGE 61
R. E. TURRENTINE, JR.,
COUNTY CLERK
HARRIS COUNTY, TEXAS
ASHFORD SOUTH, SEC. 1
THIS IS 1 OF 5 PAGES
S.W. Cor. W.K. Lewis Survey
S.E. Cor. W. Hardin Survey