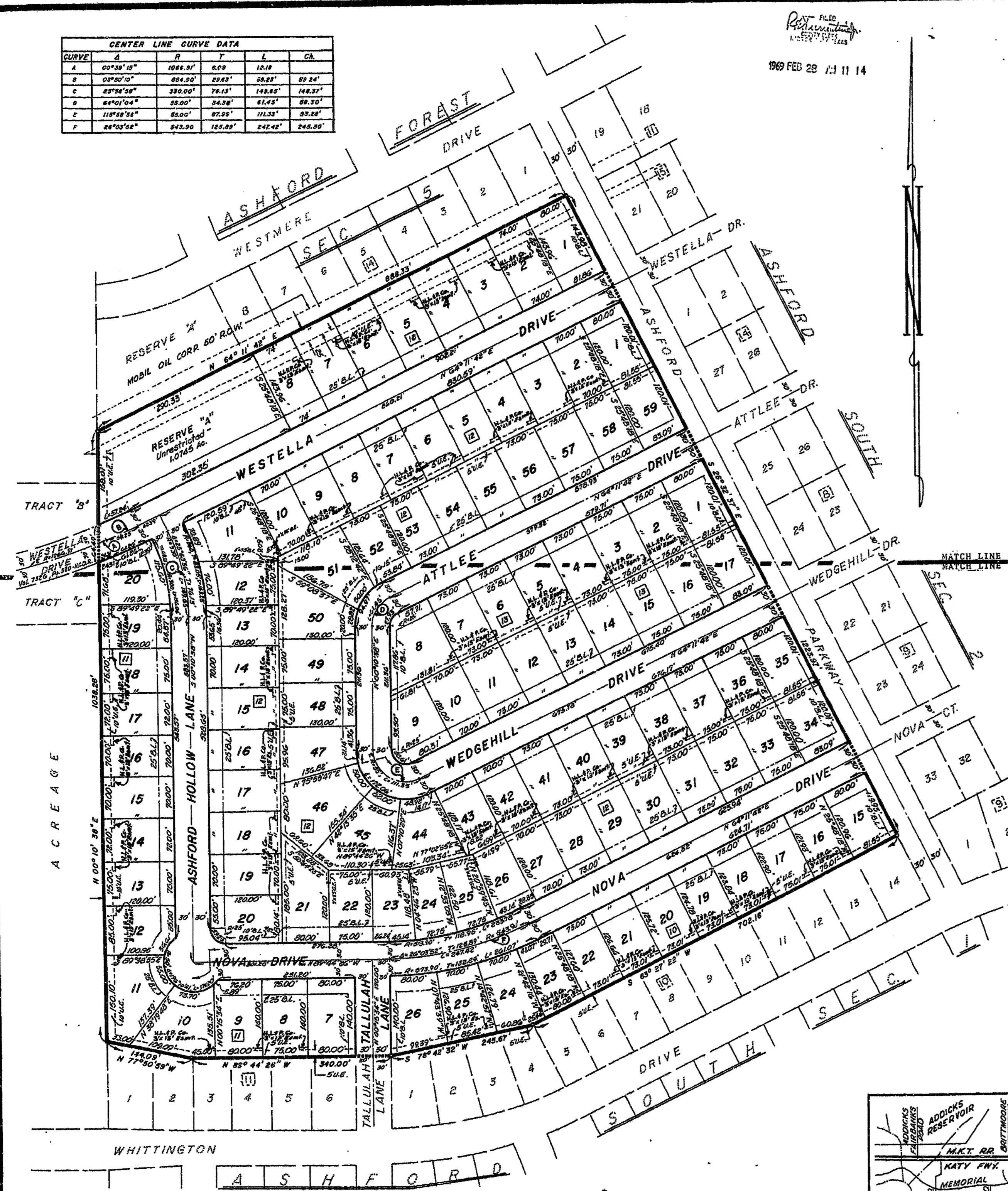


CURVE	A	R	T	L	CH.
1	00°30'10"	1044.91'	6.50'	12.18'	
2	03°00'00"	224.22'	22.50'	22.24'	22.24'
3	27°04'58"	320.00'	75.50'	142.25'	142.25'
4	04°01'04"	29.00'	24.30'	21.43'	22.20'
5	11°18'54"	85.00'	67.50'	111.33'	33.84'
6	26°03'52"	242.90'	122.50'	241.42'	246.20'



- NOTES:
- All side lot lines are either perpendicular or radial to street frontage unless otherwise noted.
 - All utility easements shown extend equal distance on either side of a common lot line unless otherwise noted.
 - U. E. indicates "utility easement".
 - G. E. indicates "guy easement".
 - B. L. indicates "building line".
 - No buildings or structures are to be erected or permitted upon the Mobil Oil Corp. R/W.

THE STATE OF TEXAS)
COUNTY OF HARRIS)

We, R. H. Bosden and H. Lawrence Gardner, 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 THREE, 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 THREE, 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 6662, Page 266, 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. Bosden and H. Lawrence Gardner, 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 THREE, 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:

- That drainage of septic tanks into roads, streets, alleys or other public ditches, either directly or indirectly, is strictly prohibited.
- 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 occupies 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.

IN WITNESS WHEREOF, First General Realty Corporation has caused these presents to be signed by R. H. Bosden, its Vice-President, thereunto authorized, attested by its Asst. Secretary, H. Lawrence Gardner, and its common seal hereunto affixed this day of February, 1968.

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

OWNER
First General Realty Corporation
R. H. Bosden
Vice-President

ATTEST:
H. Lawrence Gardner
Asst. Secretary

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 set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 9 day of December, 1968.

Robert K. Newlin
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. Bosden, Vice-President, and H. Lawrence Gardner, 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 12 day of December, 1968.

Suzie Frazer Brocwell
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 the above subdivision from an actual survey on the ground, and that all block corners, angle points and points of a properly marked with 5/8" iron rods, 3' long and that this plat correctly represents survey made by me.

Bennett Coulson
Engineer, Texas Registration No. 6000

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 THREE, as shown hereon.

IN TESTIMONY WHEREOF, I witness the official signature of the Chairman and Secretary of the City Planning Commission of the City of Houston, Texas, this 18th day of February, 1968.

Roger H. Davis Secretary
Charles J. Starnes Chairman

I, 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, Acts of 1959 of the 56th Legislature.

Richard P. Doss
County Engineer

I, T. R. Longford, 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.

T. R. Longford
Flood Control Engineer

APPROVED by the Commissioners' Court of Harris County, Texas, this 27 day of February, 1968.

W. H. Ramsey Commissioner, Precinct 1
W. H. Ramsey Commissioner, Precinct 2
W. H. Ramsey Commissioner, Precinct 3
W. H. Ramsey Commissioner, Precinct 4

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 February 27, 1968, at 11:00 o'clock A. M., and duly recorded on February 27, 1968, at 3:00 o'clock P. M., Volume 159 Page 68 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 of County Court, Harris County, Texas

THIS CERTIFICATE IS VALID ONLY AS A WRITING INSTRUMENT ON WHICH THE ORIGINAL SIGNATURE IS AFFIXED AND ONLY IN THE EXTENT THAT SUCH INSTRUMENT IS NOT ALTERED OR DESTROYED AFTER RECORDING.

ASHFORD SOUTH

SECTION THREE

BEING 31.5072 ACRES OUT OF THE WILLIAM HARDIN SURVEY, A-24, HARRIS COUNTY, TEXAS

OWNERS
FIRST GENERAL REALTY CORP. - R. H. Bosden, Vice-Pres. & H. Lawrence Gardner, Asst. Secretary

COULSON & ASSOCIATES ENGINEERS, INC.
Consulting Engineers
2625 Louisiana Street Houston, Texas 77006

5-BLOCKS 110-LOTS SCALE: 1"=100' NOVEMBER 4, 1968

OFFICE OF
R. E. TURRENTINE, JR., P.E. (TEX-632)
COUNTY CLERK, HARRIS COUNTY, TEXAS
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