

TRI-TECH SURVEYING CO, INC.

5210 SPRUCE STREET

BELLAIRE, TEXAS. 77401

PHONE: (713) 667-0800

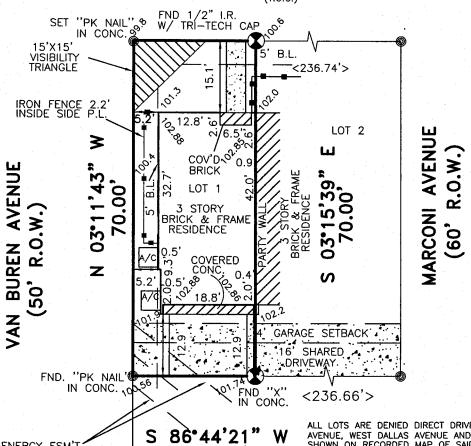


2627 WEST DALLAS AVENUE (60' R.O.W.)

N 86°44'21" E

T.B.M.: ASSUMED = ELEV.=100.00' T.O.C. 100.00 25.27

(T.O.C.)



25.35

LOT 24

ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.

*CITY OF HOUSTON CHAPTER 42 CODE OF ORDINANCES
**DEED RESTRICTIONS PER H.C.C. FILE NO. U801547
***BUILDER GUIDELINES FOR V064341

10' RELIANT ENERGY ESM'T. H.C.C.F.#V448666

A DRAINAGE EASEMENT 15' WIDE ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES IN THE ADDITION AS SHOWN ON RECORDED PLAT OF SAID ADDITION.

PROPERTY SUBJECT TO RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER FILM CODE NO. 476056, M.R.H.C.TX., H.C.C. FILE NOS. U801547, V019682, V064341, V078481, V276832, V528943, V002497, V090963, V448666, E861053.

CITY OF HOUSTON ORDINANCE 85-1878 PER H.C.C.F.#N-253886 AND CITY OF HOUSTON ORDINANCE 89-1312 PER H.C.C.F.#M-337573 AND AMENDED BY CITY OF HOUSTON ORDINANCE 1999-262.

BEARINGS SHOWN HEREON REFERENCED TO: THE FRONT PROPERTY LINE OF THE LOT SHOWN HEREON.

ALL LOTS ARE DENIED DIRECT DRIVEWAY ACCESS TO MARCONI AVENUE, WEST DALLAS AVENUE AND VAN BUREN AVENUE, AS SHOWN ON RECORDED MAP OF SAID ADDITION.

CURB CUTS ALONG WEST DALLAS AVENUE ARE PROHIBITED, AS SET FORTH IN INSTRUMENT (S) FILED IN THE OFFICE OF THE COUNTY CLERK OF HARRIS COUNTY, TEXAS UNDER CLERK'S FILE NUMBER U801547. (AS TO LOTS 1 THRU 12)

TERMS, CONDITIONS AND PROVISIONS OF ACCESS, UTILITY, TELECOMMUNICATIONS, LANDSCAPING, IRRIGATION, FENCES AND MAIL BOXES EASEMENT, AS SET FORTH IN INSTRUMENT (S) FILED IN THE OFFICE OF THE COUNTY CLERK OF HARRIS COUNTY, TEXAS UNDER CLERK'S FILE NUMBER V090963.

REVISED 08-22-03 TO CHANGE BUYER NAME.

NOTE: PROPERTY SUBJECT TO RECORDED RESTRICTIONS, REGULATIONS, & ORDINANCES IF ANY.

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR ITS ACCURACY.

THIS SURVEY IS VALID WITH THE ORIGINAL SIGNATURE AND SEAL ONLY.

THIS SURVEY IS VALID FOR THIS TRANSACTION ONLY. © 2003, TRI-TECH SURVEYING COMPANY.

CONCRETE COVERED ASPHALT	LEGEND < > CALL IRON FENCE	◆ REVISION CONTROLLING MONUMENT 07-11-03
	//- WOOD FENCE	

ABSTRACT INFORMATION PROVIDED HEREON IS BELIEVED TO BE SUFFICIENT AND CORRECT BY THE UNDERSIGNED SURVEYOR, THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. THE ENCUMBRANCES OF RECORD, AS REFLECTED ON THIS SURVEY ARE BASED ON THE RECORDED MAP OR PLAT AND TITLE INFORMATION PROVIDED BY CHICAGO TITLE/ EXCUTIVE TITLE CO., LTD. G.F. No. 002381435, DATED 08-03-03.

l, the undersigned	registered p	rofessional	land	surveyor,	do h	ereby s	state	that	the p	lat :	showr	he	reon	
represents a bound	dary survey	made on th	e gro	ound unde	er my	direct	ion a	nd su	pervis	sion	on t	ne t	ract	0
parcel of land, acc	cording to th	ne map or	plat t	thereof, in	ndicate	ed belo	w.							
		BOUND	ARY	SURVE	Y Of	=								

drawn by: J. TORRES

ADDRESS: 2627 WEST DALLAS AVENUE, HOUSTON, TEXAS, 77019
LOT 1 ,BLOCK 1 OF MARCONI AVENUE TOWNHOMES
RECORDED IN FILM CODE NO.: 476056 MAP RECORDS HARRIS COUNTY, TX
DODBOWED: JEFFFRY KAM LUN NGO AND SHUN LUEN CHAN
CHIGAGO TITLE / EXECUTIVE TITLE COMPANY GF# 002381435
CUDIEVED FOR PERRY HOMES, L.P.
F.I.R.M. MAP NO. 48201C PANEL# 0670K ZONE "X" REVISED 4-20-00 DATE: 07-11-03 SCALE: 1" = 20' JOB NO. Y4929-03
DATE: $07-11-03 \bullet$ SCALE: $1" = 20'$ JOB NO. $14929-03$

J.w. Pers