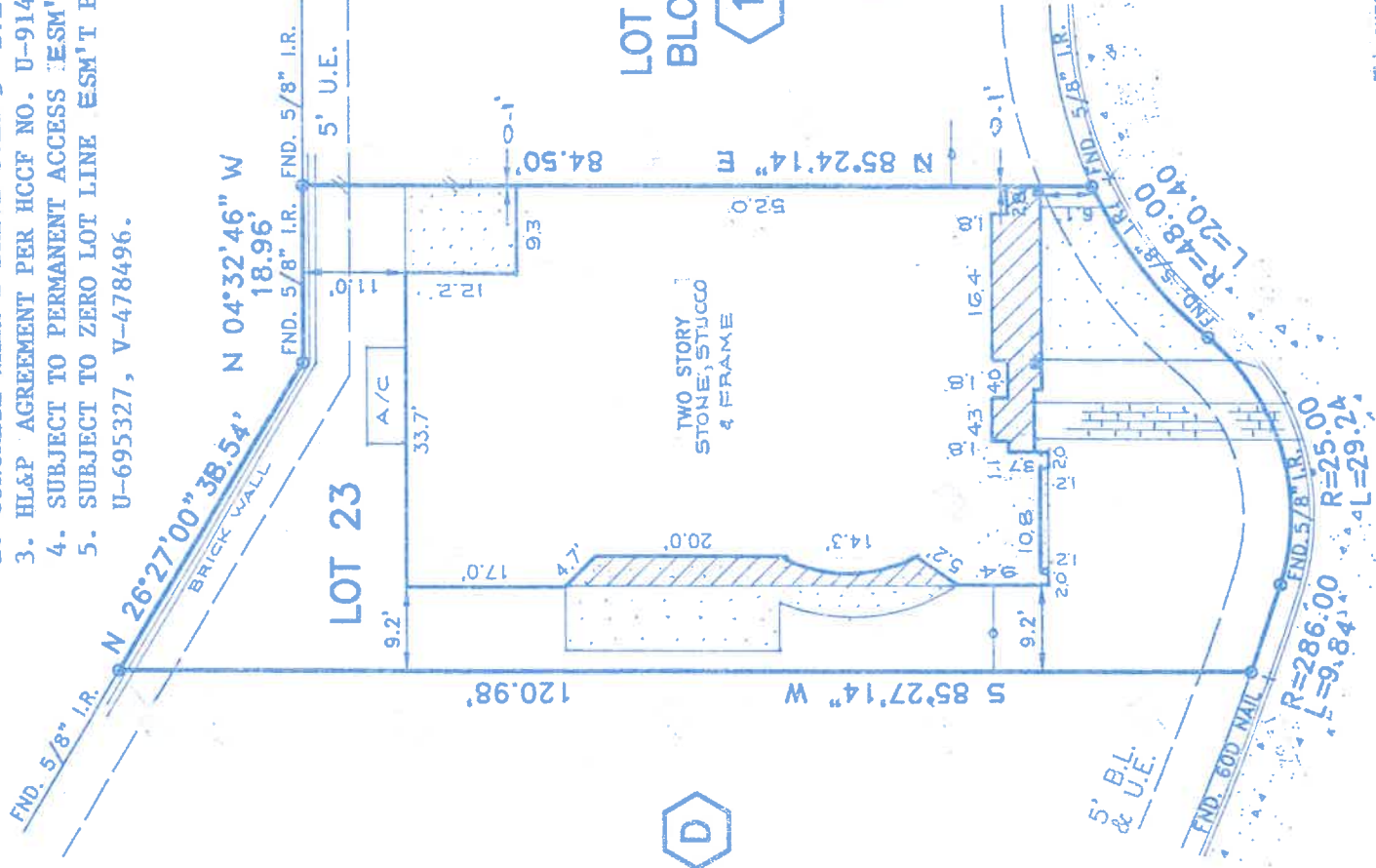


SCALE 1"=20'

NOTES:

- 1. BEARINGS AND STREET PER RECORDED PLAT
- 2. CONCRETE WALK & DRIVE OVER 5' B.L. & U.E.
- 3. HL&P AGREEMENT PER HCCF NO. U-914510
- 4. SUBJECT TO PERMANENT ACCESS ESM'T PER HCCF NO. V-326589
- 5. SUBJECT TO ZERO LOT LINE ESM'T PER HCCF NO.'S U-257546, U-658283



D

LOT 22 BLOCK 1

John Kent Ford

This survey is being provided solely for the use of the current parties and that no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction.

TUDOR MANOR (PVT)
(28' P.A.E.)

PLAT OF LOT 23 BLOCK 1 OF ROYAL OAKS COUNTRY CLUB, SECTION 7 ACCORDING TO THE PLAT RECORDED IN FILM CODE 457094

THE MAP RECORDS OF HARRIS COUNTY, TEXAS

PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE, IN ZONE X ACCORDING TO F.I.R.M. MAP NO. 480287 0830K DATE 04-20-00 BY GRAPHING PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

PROPERTY SUBJECT TO SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS. I hereby certify that this survey was made on the ground and that this plat 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:

GF 00122438 of STEWART TITLE COMPANY

John Bernard, Registered Professional Land Surveyor No. 4663



ADDRESS: 2819 TUDOR MANOR CITY: HOUSTON ZIP: 77082

PURCHASER: JOHN KENT GRAMFORD

JOB NO: SC484 DATE: 12-27-01 SCALE: 1"=20'-00" REVISION:

Key Map 489



SOUTH TEXAS SURVEYING ASSOCIATES, INC.

BUILDER DIVISION

11281 Richmond Ave. Suite J-101 Houston, Texas 77082

TEL. (281) 556-9715 FAX (281) 556-6959

Copy: gbl 2000

M.C.