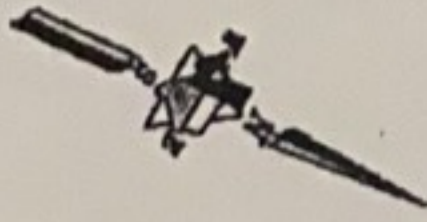




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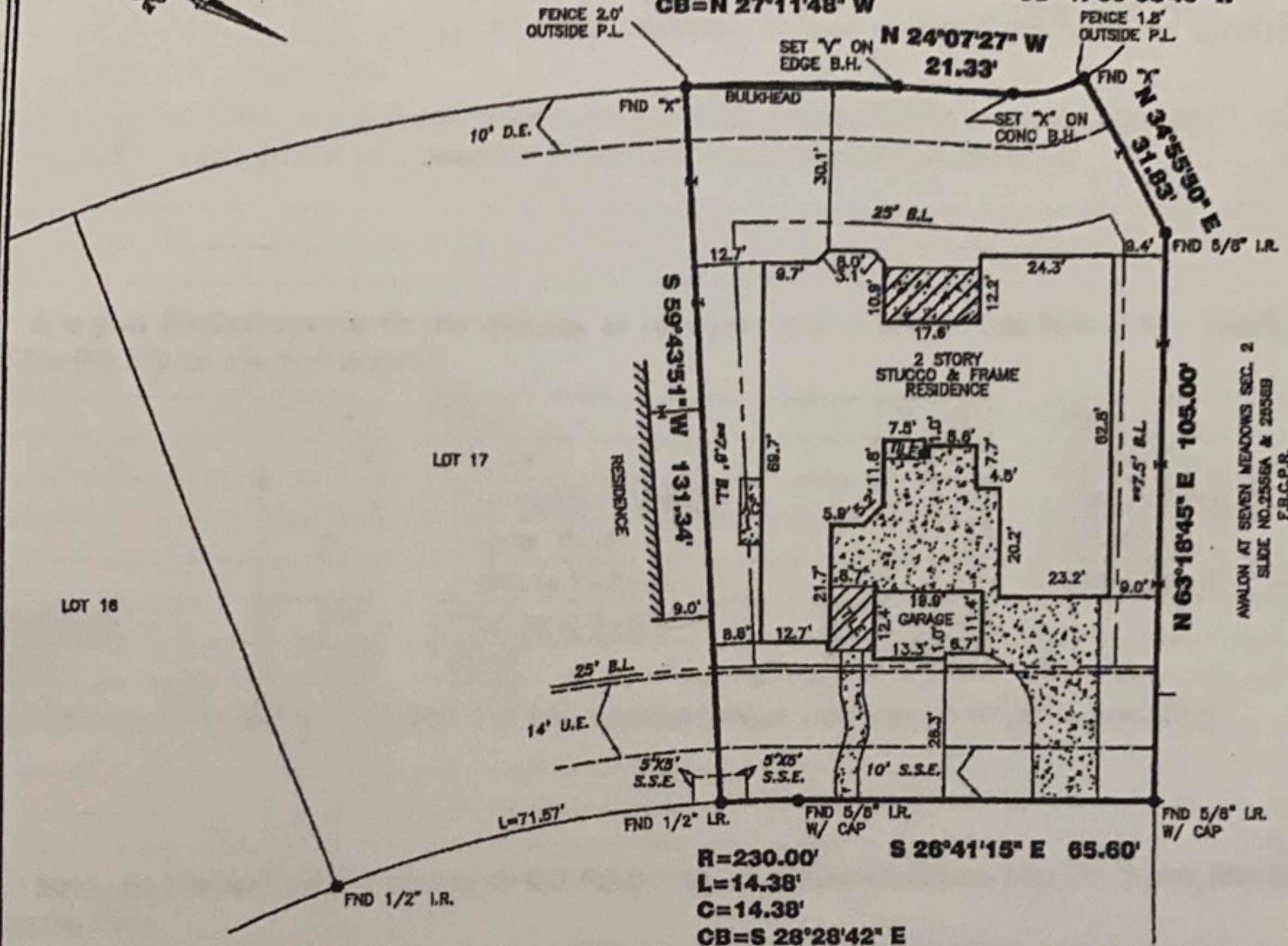
WWW.SURVEYINGCOMPANY.COM
10401 Westoffice Drive Phone: (713) 667-0800
Houston Texas, 77042 Fax: (713) 667-4610



RESTRICTED RESERVE "X"
RESTRICTED TO LAKE DETENTION

R=361.34'
L=38.76'
C=38.74'
CB=N 27°11'48" W

R=25.00'
L=13.50'
C=13.34'
CB=N 39°35'49" W



23106 SAN NICHOLAS PLACE (PVT) (60' R.O.W.)

*CITY OF HOUSTON CHAPTER 42 CODE OF ORDINANCES
**DEED RESTRICTIONS PER F.B.C. FILE NO. 2004092486

ALL FOUND ROD CAPS ARE "LJA ENGINEERING"
UNLESS OTHERWISE NOTED.

P.A.E.=PERMANENT ACCESS EASEMENT. (SEE APPLICABLE RESTRICTIONS
ASSOCIATED WITH P.A.E. PER RECORDED PLAT)

A DRAINAGE EASEMENT 20' ON EACH SIDE OF THE
CENTERLINE OF ALL NATURAL DRAINAGE COURSES IN THE ADDITION
AS SHOWN ON RECORDED PLAT OF SAID ADDITION.

RESTRICTIVE COVENANTS AND EASEMENTS
AS DEFINED PER PLAT NO. 20050097, P.R.F.B.C.TX., F.B.C. FILE
NOS. 2000085098, 2000086113, 2000088104, 2002076212, 2002076213,
2002140861, 2002140867, 2002140870, 2002140871, 2004092486,
2004094017, 2005094222, 2005116489, 2005153671, 2005153672,
CITY OF HOUSTON ORDINANCE 85-1878 PER H.C.C.F. 1N-253868 AND
CITY OF HOUSTON ORDINANCE 89-1312 PER H.C.C.F. 1M-337573 AND
AMENDED BY CITY OF HOUSTON ORDINANCE 1999-262.

BEARINGS REFERENCED TO: PLAT NORTH.

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

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 (F.I.R.M.'s). 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 THE
F.I.R.M.'s ACCURACY.

ZONE "X" PER LOWR CASE NO. 89-06-1727, DATED 3-31-2000.

THIS SURVEY IS VALID ONLY WITH ORIGINAL SIGNATURE AND EMBOSSED SEAL.
THIS SURVEY IS VALID FOR THIS TRANSACTION ONLY. © 2007, TRI-TECH SURVEYING CO., L.P.

LEGEND		REVISIONS	
	CONCRETE		WOOD FENCE
	COVERED		IRON FENCE
	SOIL		WIRE FENCE
	MANHOLE		CHAIN LINK FENCE
	FIRE HYDRANT		
	OH UTILITY		
	UTILITY POLE		
	ELECT. BOX		
	UTIL. PEDESTAL		
	WATER METER		
	A/C PAD		

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 ADVANTAGE TITLE OF
FT. BEND, L.C., G.F. No. 07380025, DATED 11-02-07.

I, the undersigned registered professional land surveyor, do hereby state that the plot shown hereon
represents a boundary survey made on the ground under my guidance and supervision on the tract or
parcel of land, according to the map or plat thereof, indicated below.

drawn by: ME DOBSON

11-12-07

BOUNDARY SURVEY OF

ADDRESS: 23106 SAN NICHOLAS PLACE
LOT: 18 BLOCK: 1 OF: 5 AVALON AT SEVEN MEADOWS SEC. 5
RECORDED IN PLAT NO.: 20050097 PLAT RECORDS, FORT BEND COUNTY, TX
BORROWER: DENIS TONG AND SIU HAN TANG
TITLE COMPANY: ADVANTAGE TITLE OF FT. BEND, L.C. G.F.# 07380025
SURVEYED FOR: TAYLOR WOODROW HOMES OF TEXAS
F.I.R.M. MAP NO. 48201C PANEL# 0885J ZONE "X" REVISED 1-3-97
DATE: 10-19-07 SCALE: 1" = 30' JOB NO. TW238-07

Ralph C. Hutton
SURVEYOR REGISTRATION