



12654 ASHFORD RIVER (50' R.O.W.)

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. Y438237

A DRAINAGE EASEMENT 15' 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. 598169, M.R.H.C.T.M., H.C.C. FILE NOS. Y282185, Y327139, Y438237.

CITY OF HOUSTON ORDINANCE 85-1878 PER H.C.C.F.M.-253886 AND CITY OF HOUSTON ORDINANCE 86-1312 PER H.C.C.F.M.-337573 AND AMENDED BY CITY OF HOUSTON ORDINANCE 1989-262.

BEARINGS REFERENCED TO: PLAT NORTH.

(A) SIDEWALK IS OVER FRONT PROPERTY LINE AS SHOWN.

ALL R.O.D. CAPS ARE STAMPED "TAPLIN ENG.", 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.

(~) SUBJECT PROPERTY LIES WITHIN ZONE "X500" PER TROPICAL STORM ALLISON RECOVERY PROJECT (TSARP).

THIS SURVEY IS VALID FOR THIS TRANSACTION ONLY. © 2006, TRI-TECH SURVEYING CO., L.P.

LEGEND

CONCRETE	REVISION
COVERED	CONTROLLING MONUMENT 08-14-05
ASPHALT	CHAIN LINK FENCE
< > CALL	IRON FENCE
---//--- 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 STEWART TITLE COMPANY G.F. No. 05122351, DATED 04-18-06.

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

drawn by: E. GREY
050806

BOUNDARY SURVEY OF

ADDRESS: 12654 ASHFORD RIVER

LOT: 13 BLOCK: 1 OF: ASHFORD GARDENS

RECORDED IN FILM CODE NO. 558169 MAP RECORDS HARRIS COUNTY, TX

BORROWER: MARIA MIRANDA

TITLE COMPANY: STEWART TITLE COMPANY G.F.# 05122351

SURVEYED FOR: ROYCE HOMES, L.P.

F.I.R.M. MAP NO. 48201C PANEL# 0830K ZONE "X" (~) REVISED 4-20-00

DATE: 05-05-06 SCALE: 1" = 20' JOB NO. R15851-05

[Handwritten Signature]
SURVEYOR REGISTRATION