



SCALE : 1" = 20'

Lot 3

Lot 4

Lot 5

N 89°28'24" E - 125.11'

7' U.E.

Lot 23
Block 1
Section 10
(0.2164 Acre)

Lot 24

N 35°31'07" W - 139.04'

2 Story
Brick & Frame
(# 21734)

Lot 22

S 00°49'33" E - 107.95'



Fnd. 5/8" I.R.
(C.M.)

40.50'

R = 50.00'
L = 48.17'

ASHFORD GROVE

(60' R.O.W.)

Fnd. 5/8" I.R.
(C.M.)

WATER

Notes :

- Basis for Bearings: Record plat.
- Distances shown are ground distances.
- All abstracting done by title company.
- All B.L.'s & U.E.'s taken from recorded plat unless otherwise noted.
- Dimension ties from improvements to property lines are calculated and should NOT be relied upon for construction and/or removal of any improvements including fences.
- Building dimensions may not be used to calculate square footage.
- This property subject to any and all recorded and unrecorded easements. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants or ownership title evidence.

LEGEND :

- U.E. = Utility Easement
- W.L.E. = Water Line Easement
- B.L. = Building Line
- A.E. = Aerial Easement
- I.R. = Iron Rod
- C.M. = Control Monument
- - - = Wood Fence
- WATER = Water Meter

11/01/2022

For Daram Engineers, Inc.
Barry D. Adkins, R.P.L.S. No. 6317

This survey is certified for this transaction only, is not transferable to additional institutions or subsequent owners. If this survey does not bear an original BLUE seal it is invalid and should not be relied upon for any purpose.

This property appears to be out of the 100 year flood plain (Zone X); as per insurance rate map 48201C0810 L, dated 06/18/2007.

This determination to be used for flood insurance rate purposes ONLY and is NOT to be relied upon for ANY other purpose. Surveyor makes no representation as to whether property may Flood.

LOT: 23	BLOCK: 1	SUBDIVISION: OAK PARK TRAILS	SECTION: 10
RECORDATION: FILM CODE NO. 487147 OF THE MAP RECORDS			COUNTY: HARRIS
ADDRESS: 21734 ASHFORD GROVE		CITY: KATTY	STATE: TEXAS
		ZIP CODE: 77450	

This survey was prepared without the benefit of a title commitment and may not show all building lines, easements or other matters of record.

Daram Engineers, Inc.

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Survey firm #: 10194492
Engineering firm #: F-9503

Field Crew: NB
Drafter: TA
Project #: S202277450-Ashford21734