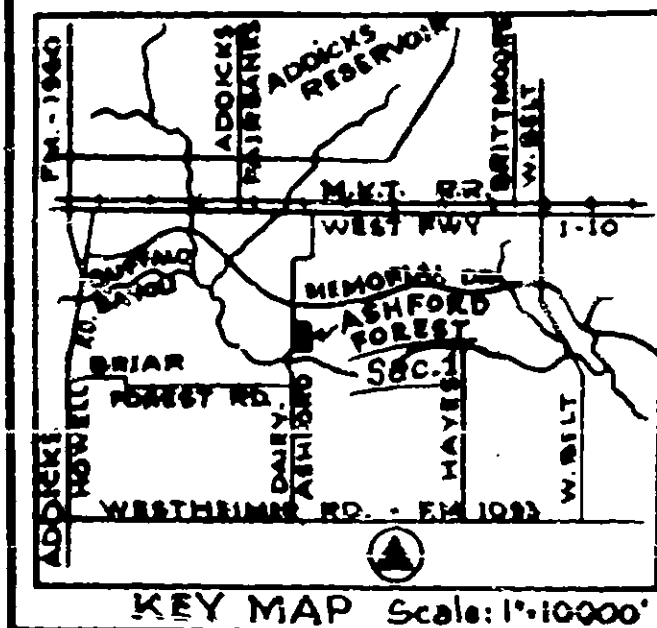
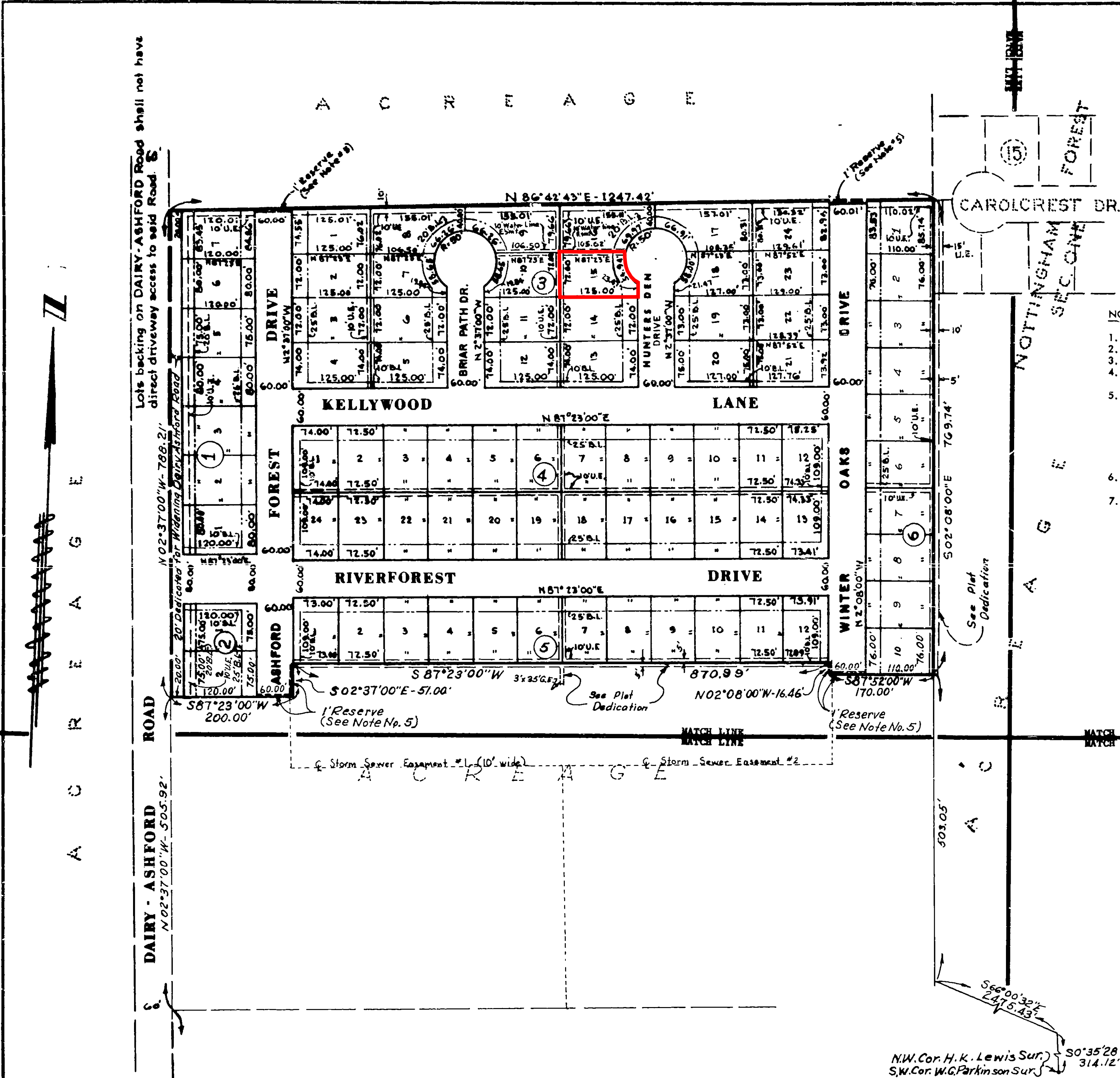




1964 MAY 19 PM 4 15

NOTES:

1. U. E. indicates "utility easement".
2. G. E. indicates "guy easement".
3. B. L. indicates "building line".
4. All 10-foot utility easements shown extend five feet on either side of a common lot line unless otherwise indicated.
5. One-foot reserve dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes (and the fee title thereto shall revert and revest in the dedicating, his heirs, assigns or successors).
6. Lots backing on Dairy-Ashford Road shall not have direction driveway access to said road.
7. All side lot lines are either perpendicular or radial to street frontage, unless otherwise noted.

We hereby covenant and agree with the City of Houston and/or Harris County and/or any property owner that utility easements shown on acreage are hereby established as shown.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 2nd day of April, 1964.

Notary Public in and for Harris County, Texas

MAP RECORDS OF HARRIS COUNTY, TEXAS VOL. 117 PAGE 6 R. E. TURRENTINE, JR., COUNTY CLERK HARRIS COUNTY, TEXAS ASHFORD FOREST, SEC. 1 THIS IS 1 OF 5 PAGES

# SECTION ONE ASHFORD FOREST

BEING 21.565 ACRES OF LAND IN THE WM. HARDIN SURVEY, A-24, HARRIS COUNTY, TEXAS.

Bennett Coulson Consulting Engineer

SCALE: 1" = 100' FEB. 16, 1964 6 BLOCKS 79 LOTS

OWNER: LA MARQUE DEVELOPMENT CO. W. M. MISCHER, PRESIDENT

STATE OF TEXAS ) COUNTY OF HARRIS )

We, W. M. Mischer and Betty Lou Hillman, President and Secretary respectively of La Marque Development Co., owner of the property subdivided in the above and foregoing map of ASHFORD FOREST, SECTION ONE, do hereby make subdivision of said property for and on behalf of said La Marque Development Co., according to the lines, streets, lots, alleys, parks, building lines, and easements thereon shown and designate said subdivision as ASHFORD FOREST, SECTION ONE, located in the William Hardin Survey, Abstract No. 24, Harris County, Texas, and on behalf of said La Marque Development Co., and dedicate to public use, as such, the streets, alleys, parks, and easements shown thereon forever; and do hereby waive any claims for damages occasioned by the establishing of grades or approved for the streets and alleys dedicated, or occasioned by the alteration of the surface of any portion of streets or alleys to conform to such grades; and do hereby bind ourselves, our successors and assigns to warrant and forever defend the title to the land so dedicated.

This is to certify that we W. M. Mischer and Betty Lou Hillman, President and Secretary respectively of La Marque Development Co., owner of the property subdivided in the above and foregoing map of ASHFORD FOREST, SECTION ONE, have complied or will comply with the existing Harris County Road Law, Section 31-C as amended by House Bill 389, Acts of 1959, 56th Legislature, and all other regulations heretofore on file with the Harris County Engineer and adopted by the Commissioners' Court of Harris County.

I, Carter Groves, owner and holder of a lien against the above described property, said lien being evidenced by an instrument of record in Volume 117, Page 6 of the Mortgage Records of Harris County, Texas, do hereby, in all things pertaining to said subdivision and dedication said map, and I do hereby certify that I am the present owner of said lien and have not assigned the same for any other purpose than that stated.

There is also dedicated for utilities an unobstructed aerial easement five (5) feet wide from a plane twenty (20) feet above the ground upward, located adjacent to all easements shown hereon.

FURTHER, I, or La Marque Development Co., do hereby dedicate forever to the public a strip of land fifteen (15) feet wide on each side of the center line of any and all gullies, ravines, draws, sloughs, or other natural drainage courses located in the said subdivision, as easements for drainage purposes, giving Harris County and/or any other public agency the right to enter upon said easements at any and all times for the purpose of constructing and/or maintaining drainage work and/or structures.

FURTHER, all of the property subdivided in the above and foregoing map shall be restricted in its use, which restrictions shall run with the title to the property, and shall be enforceable at the option of Harris County, by Harris County, or any citizen thereof, by injunction, as follows:

1. That drainage of septic tanks into road, street, alley, or other public ditches, either directly or indirectly, is strictly prohibited.
2. Drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater, and shall be a minimum of one and three quarters (1-3/4) square feet (18" diameter pipe culvert). Culverts or bridges must be used for driveways and/or walls.

We hereby covenant and agree that all lots within the boundaries of this subdivision are for residential purposes unless otherwise noted.

We hereby covenant and agree with the City of Houston and/or Harris County that lots backing on Dairy-Ashford Road shall not have direct driveway access to said road.

IN TESTIMONY WHEREOF, the La Marque Development Co., has caused these presents to be signed by W. M. Mischer, its President, thereunto authorized, attested, by its Secretary Betty Lou Hillman, and its common seal hereunto affixed this 2nd day of April, 1964.

LIEN HOLDER

Carter Groves

LA MARQUE DEVELOPMENT CO., Owner

President

Attest: Betty Lou Hillman Secretary

STATE OF TEXAS ) COUNTY OF HARRIS )

BEFORE ME, the undersigned authority, on this day personally appeared W. M. Mischer, President and Betty Lou Hillman, Secretary of the La Marque Development Co., known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 2nd day of April, 1964.

STATE OF TEXAS ) COUNTY OF HARRIS )

BEFORE ME, the undersigned authority, on this day personally appeared Carter Groves, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein set out.

This is to certify that I, Bennett Coulson, a registered engineer of the State of Texas, have plotted the above subdivision from an actual survey on the ground; and that all block corners, angle points, and points of curve are properly marked with 1" G.I. pipe 3' long, and that this plat correctly represents that survey made by me.

Engineer, Texas Registration No. 6000

This is to certify that the City Planning Commission of the City of Houston, Texas, has approved this plat and map of ASHFORD FOREST SECTION ONE as shown hereon. IN TESTIMONY WHEREOF, witness the official signature of the Chairman and Secretary of the City Planning Commission of the City of Houston, Texas, this 10th day of March, 1964.

Secretary-Engineer

Chairman

I, Richard P. Doss, County Engineer of Harris County, do hereby certify that the plat of this subdivision complies with all of the existing rules and regulations of this office as adopted by the Harris County Commissioners' Court; and further, that it complies or will comply with all of the laws included in the Harris County Road Law, also including Section 31-C as amended by House Bill 389, Acts of 1959, 56th Legislature.

County Engineer

I, H. R. Jensen, Flood Control Engineer of Harris County Flood Control District, Harris County, Texas, do hereby certify that the plat of this subdivision complies with requirements for internal subdivision drainage as adopted by Commissioners' Court; however, no certification is hereby given as to the effect of drainage from this subdivision on the intercepting drainage artery or parent stream, or on any other area or subdivision within the watershed.

Flood Control Engineer

APPROVED by the Commissioners' Court of Harris County, Texas, this 18th day of May, 1964.

Commissioner, Precinct 1

Commissioner, Precinct 2

County Judge

Commissioner, Precinct 3

STATE OF TEXAS ) COUNTY OF HARRIS )

I, R. E. Turrentine, Jr., Clerk of the County Court of Harris County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on MAY 19, 1964, at 4:15 o'clock P. M., and duly recorded on MAY 20, 1964, 12:15 o'clock P. M., Vol. 117, Page 6, of record of MAPS of said County.

WITNESS my hand and seal of office, at Houston, the day and date last above written.

R. E. Turrentine, Jr., Clerk, County Court Harris County, Texas

Deputy