

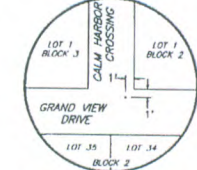
**-CENTERLINE DATA-**

LINE/CURVE	BEARING/CHORD	DIST./ARC	RADIUS	DELTA	CHORD DIST.
L1	WEST	178.81'	---	---	---
C1	S88°53'23"W	98.46'	2000.00'	2°48'15"	98.45'
C2	S85°48'08"W	98.46'	2000.00'	2°48'15"	98.45'
L2	S84°21'31"W	90.50'	---	---	---
L3	S84°21'31"W	96.29'	---	---	---
C3	S82°50'46"W	220.25'	2000.00'	6°18'35"	220.14'
L4	N89°19'54"W	120.66'	---	---	---
C4	S77°09'26"W	186.97'	400.00'	27°09'17"	187.81'
L5	S58°33'43"W	90.00'	---	---	---
C5	S58°33'43"W	90.00'	---	---	---
L6	S57°38'58"W	90.00'	---	---	---
C6	S48°23'20"W	154.71'	300.00'	23°32'48"	153.00'
L7	S01°04'34"E	121.79'	2000.00'	32°20'20"	121.77'
L8	S02°48'19"E	100.38'	---	---	---
C8	N33°11'10"W	281.18'	315.95'	48°25'23"	272.53'
C9	N46°29'50"W	115.26'	385.24'	17°08'39"	114.83'
L8	N37°58'18"W	540.59'	---	---	---
C10	N38°54'41"W	276.26'	300.00'	31°08'42"	262.92'
L9	N89°54'01"W	60.00'	---	---	---
C11	N32°17'47"W	252.80'	832.37'	17°37'12"	251.90'

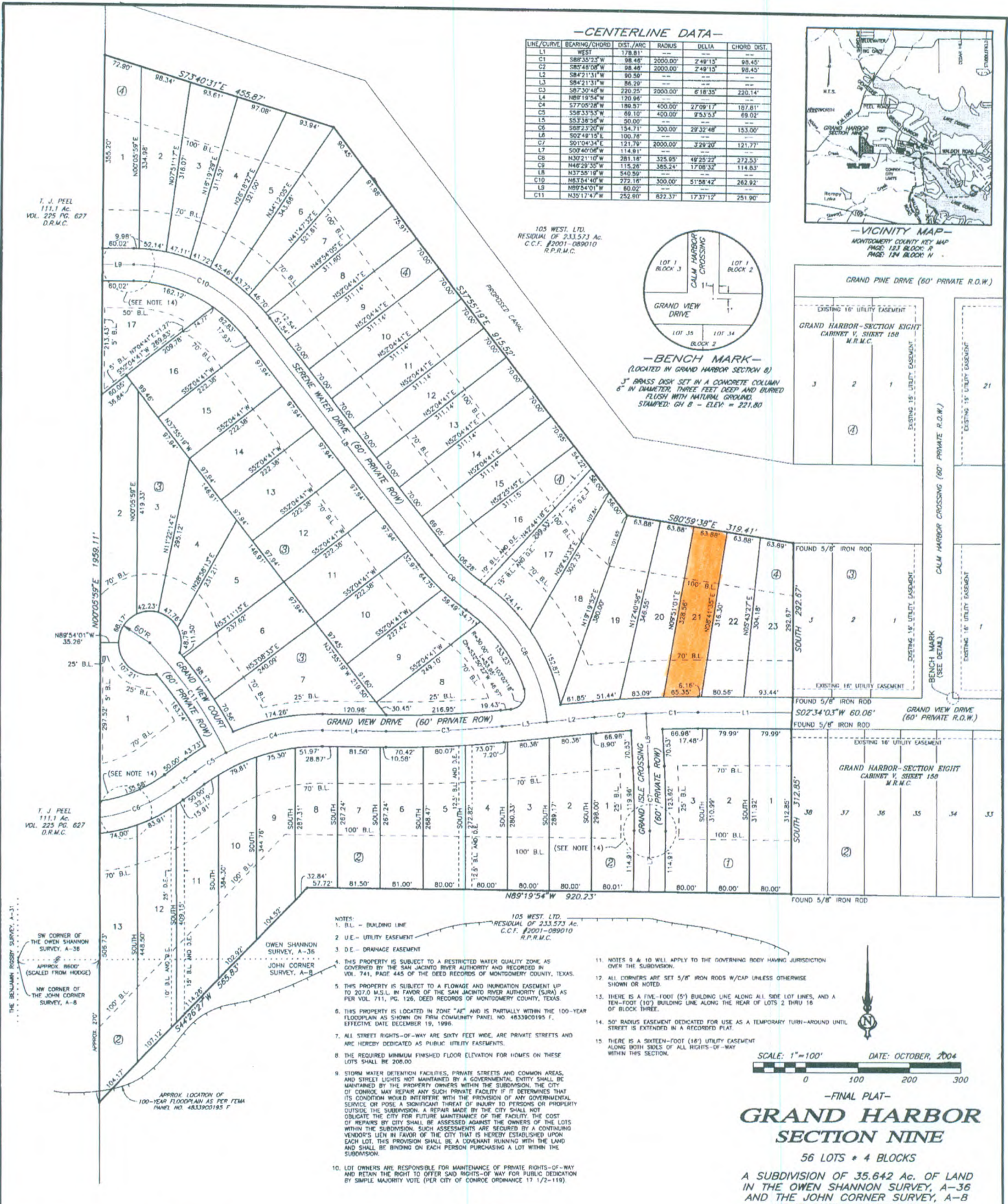
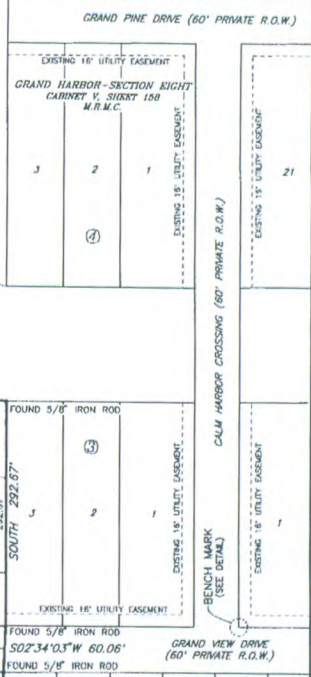


T. J. PEEL  
111.1 AC.  
VOL. 225 PG. 627  
D.R.M.C.

105 WEST LTD.  
RESIDUAL OF 233,573 AC.  
C.C.F. #2001-089010  
R.P.R.M.C.

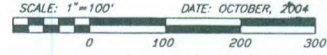


**-BENCH MARK-**  
(LOCATED IN GRAND HARBOR SECTION 8)  
3" BRASS DISK SET IN A CONCRETE COLUMN  
6" IN DIAMETER THREE FEET DEEP AND BURIED  
FLUSH WITH NATURAL GROUND  
STAMPED: CH 8 - ELEV = 221.80



NOTES:  
1. BL - BUILDING LINE  
2. U.E - UTILITY EASEMENT  
3. D.E - DRAINAGE EASEMENT  
4. THIS PROPERTY IS SUBJECT TO A RESTRICTED WATER QUALITY ZONE AS GOVERNED BY THE SAN JACINTO RIVER AUTHORITY AND RECORDED IN VOL. 741, PAGE 445 OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS.  
5. THIS PROPERTY IS SUBJECT TO A FLOODING AND INUNDATION EASEMENT UP TO 207.0 M.S.L. IN FAVOR OF THE SAN JACINTO RIVER AUTHORITY (SJRA) AS PER VOL. 711, PG. 126, DEED RECORDS OF MONTGOMERY COUNTY, TEXAS.  
6. THIS PROPERTY IS LOCATED IN ZONE "AT" AND IS PARTIALLY WITHIN THE 100-YEAR FLOODPLAIN AS SHOWN ON FIRM COUNTY PANEL NO. 48339C0195 F, EFFECTIVE DATE DECEMBER 19, 1998.  
7. ALL STREET RIGHTS-OF-WAY ARE SIXTY FEET WIDE, ARE PRIVATE STREETS AND ARE HEREBY DEDICATED AS PUBLIC UTILITY EASEMENTS.  
8. THE REQUIRED MINIMUM FINISHED FLOOR ELEVATION FOR HOMES ON THESE LOTS SHALL BE 208.00  
9. STORM WATER DETENTION FACILITIES, PRIVATE STREETS AND COMMON AREAS, AND STREET LIGHTS NOT MAINTAINED BY A GOVERNMENTAL ENTITY SHALL BE MAINTAINED BY THE PROPERTY OWNERS WITHIN THE SUBDIVISION. THE CITY OF CONROE MAY REPAIR ANY SUCH PRIVATE FACILITY IF IT DETERMINES THAT ITS CONDITION WOULD INTERFERE WITH THE PROVISION OF ANY GOVERNMENTAL SERVICE OR POSE A SIGNIFICANT THREAT OF INJURY TO PERSONS OR PROPERTY OUTSIDE THE SUBDIVISION. A REPAIR MADE BY THE CITY SHALL NOT OBLIGATE THE CITY FOR FUTURE MAINTENANCE OF THE FACILITY. THE COST OF REPAIRS BY CITY SHALL BE ASSESSED AGAINST THE OWNERS OF THE LOTS WITHIN THE SUBDIVISION. SUCH ASSESSMENTS ARE SECURED BY A CONTINUING VENDOR'S LIEN IN FAVOR OF THE CITY THAT IS HEREBY ESTABLISHED UPON EACH LOT. THIS PROVISION SHALL BE A COVENANT RUNNING WITH THE LAND AND SHALL BE BINDING ON EACH PERSON PURCHASING A LOT WITHIN THE SUBDIVISION.  
10. LOT OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF PRIVATE RIGHTS-OF-WAY AND RETAIN THE RIGHT TO OFFER SAID RIGHTS-OF-WAY FOR PUBLIC DEDICATION BY SIMPLE MAJORITY VOTE (PER CITY OF CONROE ORDINANCE 17 (2)-119)

- NOTES 8 & 10 WILL APPLY TO THE GOVERNING BODY HAVING JURISDICTION OVER THE SUBDIVISION.
- ALL LOCATIONS ARE SET 5/8" IRON RODS W/CAP UNLESS OTHERWISE SHOWN OR NOTED.
- THERE IS A FIVE-FOOT (5') BUILDING LINE ALONG ALL 50' LOT ENDS, AND A TEN-FOOT (10') BUILDING LINE ALONG THE REAR OF LOTS 2 THRU 18 OF BLOCK THREE.
- 50' RADIUS EASEMENT DEDICATED FOR USE AS A TEMPORARY TURN-AROUND UNTIL STREET IS EXTENDED IN A RECORDED PLAT.
- THERE IS A SIXTEEN-FOOT (16') UTILITY EASEMENT ALONG BOTH SIDES OF ALL RIGHTS-OF-WAY WITHIN THIS SECTION.



**-FINAL PLAT-**  
**GRAND HARBOR**  
**SECTION NINE**

56 LOTS + 4 BLOCKS

A SUBDIVISION OF 35.642 AC. OF LAND  
IN THE OWEN SHANNON SURVEY, A-36  
AND THE JOHN CORNER SURVEY, A-8  
MONTGOMERY COUNTY, TEXAS

OWNER: FOS & J, Inc. a Texas Corporation  
15450 WALDEN ROAD  
MONTGOMERY, TX 77356

**MÖYER**  
**-SURVEYING-**  
3708 WEST DAVES - CONROE, TX 77384

Cat. X Sheet 01

SHEET 1 OF 2