



**THE ISLAND
AT GRAND HARBOR**
-FINAL PLAT-
95 RESIDENCIAL LOTS - 1 BLOCK
A SUBDIVISION OF 55.489 ACRES OF LAND
IN THE JOHN CORNER SURVEY, A-B
AND THE OWEN SHANNON SURVEY, A-36
MONTGOMERY COUNTY, TEXAS



CURVE CHART

LINE	BEARING	RADIUS	CHORD	CHORD BEARING	CHORD DIST.
1	S 89° 58' 10\"/>				
2	S 89° 58' 10\"/>				
3	S 89° 58' 10\"/>				
4	S 89° 58' 10\"/>				
5	S 89° 58' 10\"/>				
6	S 89° 58' 10\"/>				
7	S 89° 58' 10\"/>				
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24	S 89° 58' 10\"/>				
25	S 89° 58' 10\"/>				
26	S 89° 58' 10\"/>				
27	S 89° 58' 10\"/>				

- NOTES:
1. ALL CORNERS ARE SET 3/4\"/>
 2. UNLESS OTHERWISE SHOWN OR NOTED.
 3. ALL BOUNDARY EASEMENTS ARE CENTERED ALONG LOT LINES UNLESS OTHERWISE SHOWN.
 4. THIS PROPERTY IS SUBJECT TO A RESTRICTED WATER QUALITY TRAIL AS SET FORTH IN THE CITY OF GRAND HARBOR SUBDIVISION AND IS SUBJECT TO THE TERMS, PROVISIONS AND CONDITIONS, TOGETHER WITH WATER RIGHTS, OF THE GRAND HARBOR SUBDIVISION AND IS SUBJECT TO THE TERMS, PROVISIONS AND CONDITIONS, TOGETHER WITH WATER RIGHTS, OF THE GRAND HARBOR SUBDIVISION.
 5. THIS PROPERTY IS SUBJECT TO THE TERMS, PROVISIONS AND CONDITIONS, TOGETHER WITH WATER RIGHTS, OF THE GRAND HARBOR SUBDIVISION AND IS SUBJECT TO THE TERMS, PROVISIONS AND CONDITIONS, TOGETHER WITH WATER RIGHTS, OF THE GRAND HARBOR SUBDIVISION.
 6. THIS PROPERTY IS SUBJECT TO A FLOODING AND WINDSTORM EASEMENT UP TO 20\"/>
 7. ALL FINISHED FLOOR ELEVATIONS SHALL BE AT OR ABOVE 20\"/>
 8. FLOODING IS LOCATED IN THE CITY OF GRAND HARBOR SUBDIVISION.
 9. STORM WATER DETENTION FACILITIES, PRIVATE STREETS, COMMON AREAS AND STREET LIGHTS SHALL BE MAINTAINED BY THE PROPERTY OWNER AND SHALL BE SUBJECT TO THE TERMS, PROVISIONS AND CONDITIONS, TOGETHER WITH WATER RIGHTS, OF THE GRAND HARBOR SUBDIVISION.
 10. THIS PROPERTY IS SUBJECT TO THE TERMS, PROVISIONS AND CONDITIONS, TOGETHER WITH WATER RIGHTS, OF THE GRAND HARBOR SUBDIVISION AND IS SUBJECT TO THE TERMS, PROVISIONS AND CONDITIONS, TOGETHER WITH WATER RIGHTS, OF THE GRAND HARBOR SUBDIVISION.
 11. THIS PROPERTY IS SUBJECT TO THE TERMS, PROVISIONS AND CONDITIONS, TOGETHER WITH WATER RIGHTS, OF THE GRAND HARBOR SUBDIVISION AND IS SUBJECT TO THE TERMS, PROVISIONS AND CONDITIONS, TOGETHER WITH WATER RIGHTS, OF THE GRAND HARBOR SUBDIVISION.
 12. THIS PROPERTY IS SUBJECT TO THE TERMS, PROVISIONS AND CONDITIONS, TOGETHER WITH WATER RIGHTS, OF THE GRAND HARBOR SUBDIVISION AND IS SUBJECT TO THE TERMS, PROVISIONS AND CONDITIONS, TOGETHER WITH WATER RIGHTS, OF THE GRAND HARBOR SUBDIVISION.