

*105 WEST, LTD.
RESIDUAL OF 662.264 Ac.
C.C.F.# 9899787
R.P.R.M.C.

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RESIDUAL OF 662.264 Ac.
C.C.F.# 9899787
R.P.R.M.C.

FOUND 8" FENCE POST
UPPER
SOUTHWEST
CORNER OF
185 AC.
C.C.F.# 9354662
R.P.R.M.C.

FOUND 6" FENCE POST
NORTHWEST
CORNER OF
326.652 Ac.
C.C.F.# 8818604
R.P.R.M.C.

OWNER:
SI Development, Inc.,
a Texas Corporation
15450 Walden Road
Montgomery, TX 77356

NOTES:
1. BL - BUILDING LINE
2. UE - UTILITY EASEMENT
3. DE - DRAINAGE EASEMENT
4. THIS PROPERTY IS LOCATED IN ZONE AE AND IS PARTIALLY WITHIN THE 100-YEAR FLOODPLAIN AS SHOWN ON FIRM COMMUNITY PANEL NO. 48339C0195 F, EFFECTIVE DATE DECEMBER 19, 1996.
5. THE REQUIRED MINIMUM FINISHED FLOOR ELEVATION ON LAKE CONROE IS 208.00 OR ONE FOOT ABOVE BASE FLOOD ELEVATION (BFE).
6. ALL STREET RIGHT-OF-WAYS ARE SIXTY FEET WIDE AND PRIVATE.
7. STORM WATER DETENTION FACILITIES, PRIVATE STREETS AND COMMON AREAS, AND STREETS 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.

file # 2002-074309

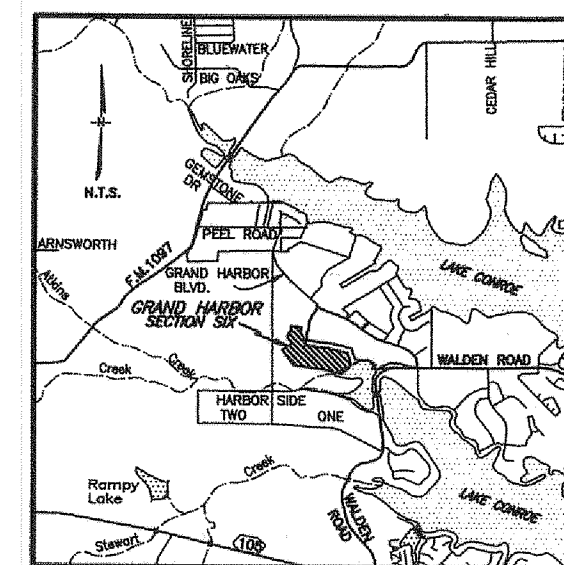
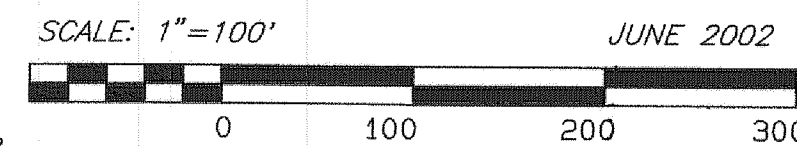
*105 WEST, LTD.
RESIDUAL OF 662.264 Ac.
C.C.F.# 9899787
R.P.R.M.C.

*SUBJECT TO BLANKET DRAINAGE
EASEMENT PER CCF NO. 200-009227

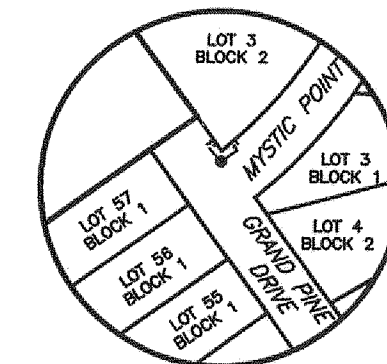
DIVERSIFIED GROUP INC.
RESIDUAL OF 326.652 Ac.
C.C.F.# 8818604
R.P.R.M.C.

-CENTERLINE DATA-

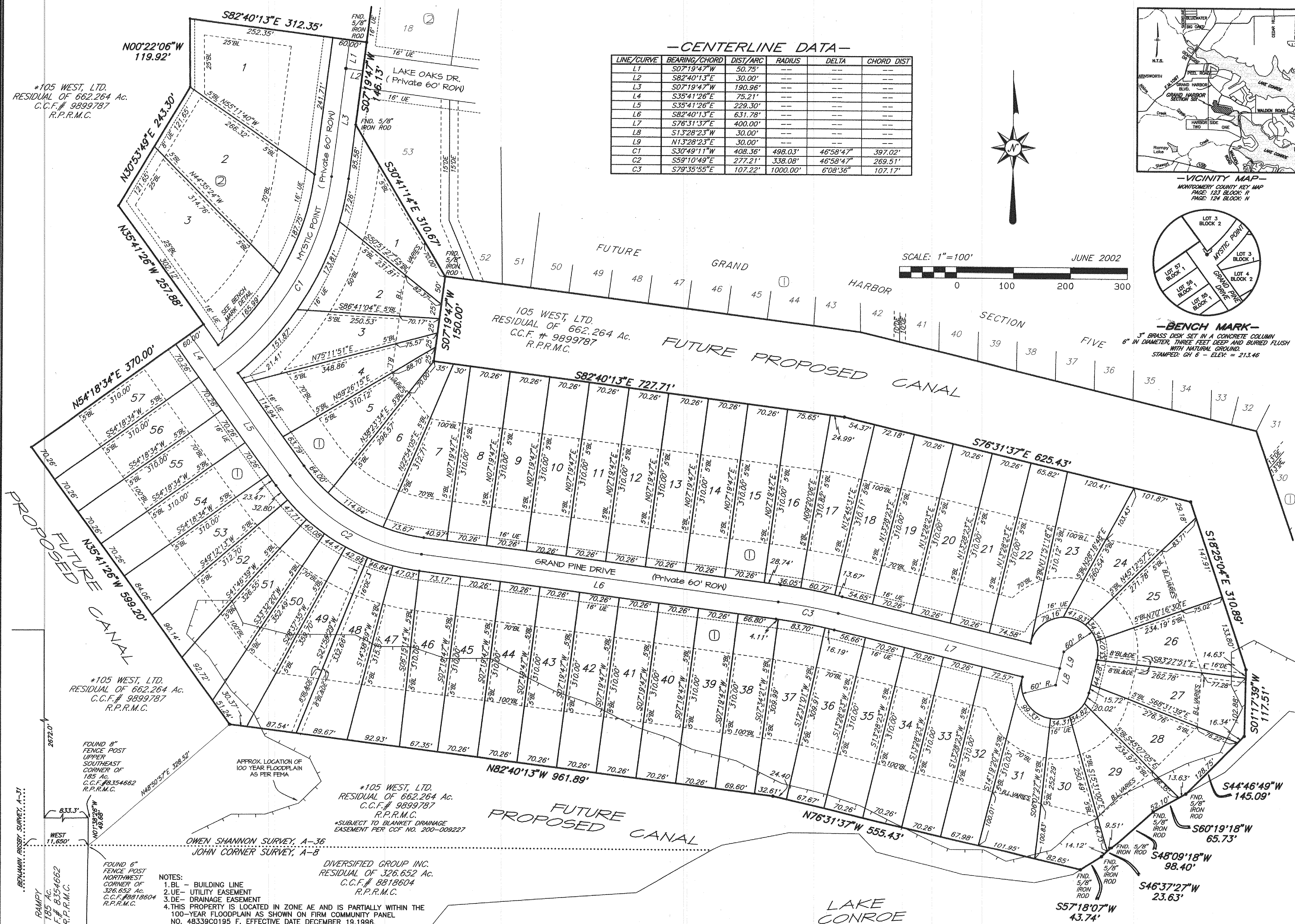
LINE/CURVE	BEARING/CHORD	DIST/ARC	RADIUS	DELTA	CHORD DIST
L1	S07°19'47"W	50.75'	---	---	---
L2	S82°40'13"E	30.00'	---	---	---
L3	S07°19'47"W	190.96'	---	---	---
L4	S35°41'26"E	75.21'	---	---	---
L5	S35°41'26"E	229.30'	---	---	---
L6	S82°40'13"E	631.78'	---	---	---
L7	S76°31'37"E	400.00'	---	---	---
L8	S13°28'23"W	30.00'	---	---	---
L9	N13°28'23"E	30.00'	---	---	---
C1	S30°49'11"W	408.36'	498.03'	46°58'47"	397.02'
C2	S59°10'49"E	277.21'	338.08'	46°58'47"	269.51'
C3	S79°35'55"E	107.22'	1000.00'	6°08'36"	107.17'



-VICINITY MAP-
MONTGOMERY COUNTY KEY MAP
PAGE 123 BLOCK: R
PAGE 124 BLOCK: N



-BENCH MARK-
3" BRASS DISK SET IN A CONCRETE COLUMN
6" IN DIAMETER, THREE FEET DEEP AND BURIED FLUSH
WITH NATURAL GROUND.
STAMPED: 04 8 - ELEV. = 213.46



- ALL CORNERS ARE SET 5/8" IRON RODS W/CAP UNLESS OTHERWISE SHOWN OR NOTED.
- PRIVATE RIGHT-OF-WAYS ARE ALSO DEDICATED AS UTILITY EASEMENTS.
- LOT OWNERS RETAIN THE RIGHT TO OFFER SAID RIGHT-OF-WAYS FOR PUBLIC DEDICATION BY SIMPLE MAJORITY VOTE (PER CITY OF CONROE ORDINANCE 17 1/2-119).
- NOTES 7&10 WILL APPLY ONLY IF THE CITY OF CONROE ANNEXES THIS PROPERTY.
- 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.
- THIS PROPERTY IS SUBJECT TO A FLOWAGE AND INUNDATION EASEMENT UP TO 207 M.S.L. IN FAVOR OF THE SAN JACINTO RIVER AUTHORITY (SJRA) AS PER VOL. 911, PAGE 124 DEED RECORDS OF MONTGOMERY COUNTY, TEXAS.

POWERS ENGINEERING
3706 W. DAVIS - CONROE, TEXAS 77304

GRAND HARBOR

SECTION SIX

60 RESIDENTIAL LOTS * 2 BLOCKS
A SUBDIVISION OF
35.099 ACRES OF LAND IN THE
OWEN SHANNON SURVEY, A-36
MONTGOMERY COUNTY, TEXAS

Cabinet S

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