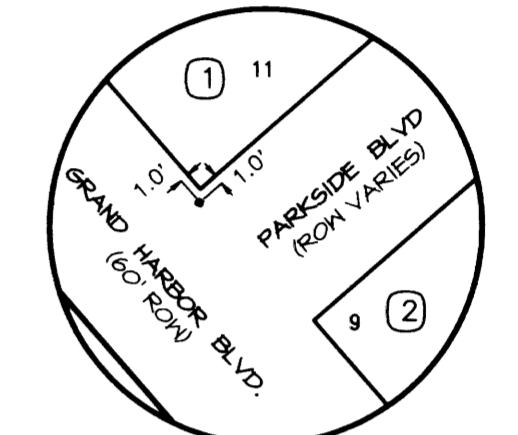
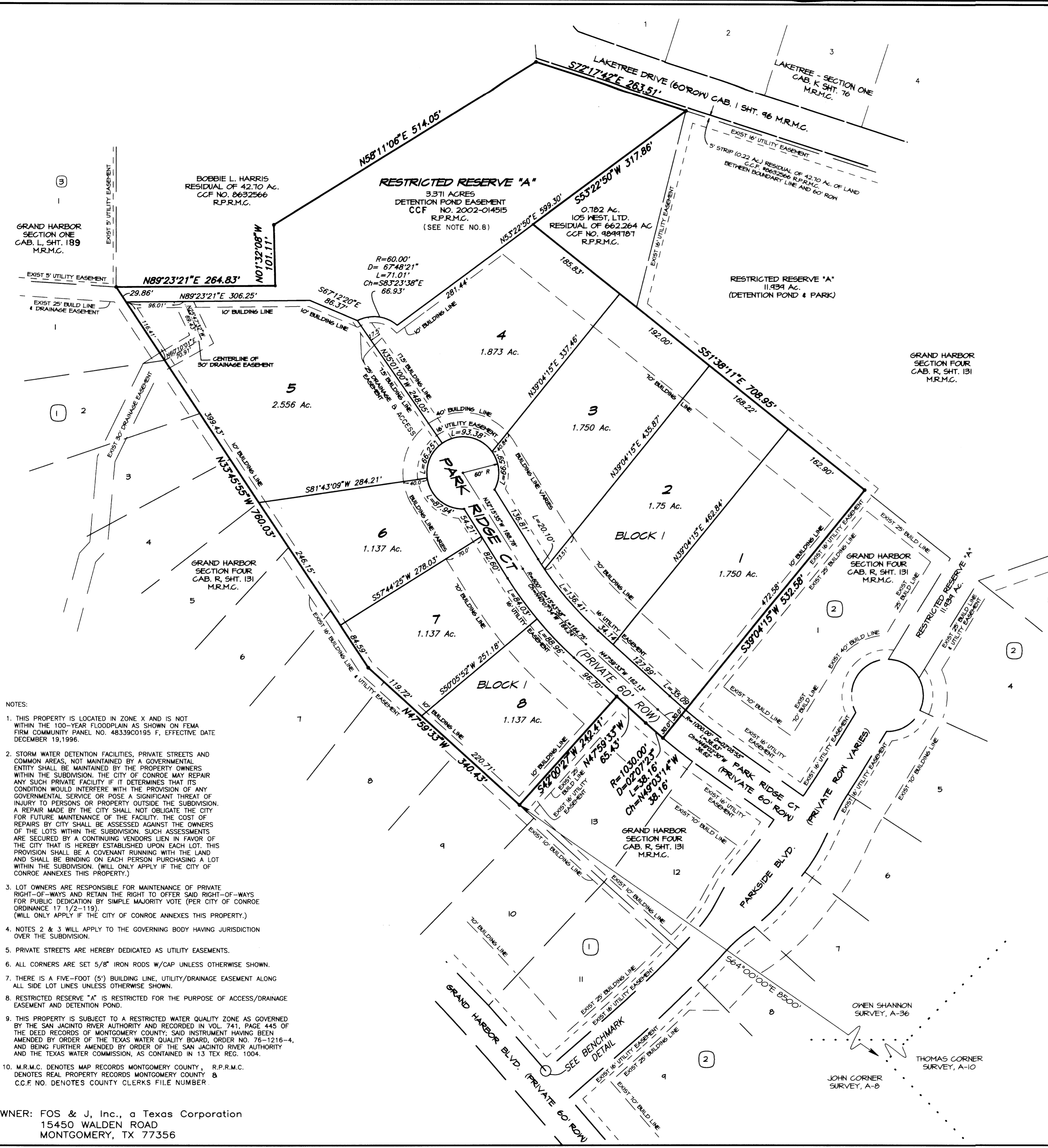


-VICINITY MAP-
MONTGOMERY COUNTY KEY MAP
PAGE: 123 BLOCK: M



-BENCHMARK DETAIL-
(LOCATED IN SECTION FOUR)
3" BRASS DISK SET IN A CONCRETE COLUMN
6" IN DIAMETER, THREE FEET DEEP AND BURIED
FLUSH WITH NATURAL GROUND
STAMPED: GH4 ELEVATION: 255.2



- NOTES:
1. THIS PROPERTY IS LOCATED IN ZONE X AND IS NOT WITHIN THE 100-YEAR FLOODPLAIN AS SHOWN ON FEMA FIRM COMMUNITY PANEL NO. 48339C0195 F, EFFECTIVE DATE DECEMBER 19, 1996.
 2. STORM WATER DETENTION FACILITIES, PRIVATE STREETS AND COMMON AREAS, 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 VENDORS 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. (WILL ONLY APPLY IF THE CITY OF CONROE ANNEXES THIS PROPERTY.)
 3. LOT OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF PRIVATE RIGHT-OF-WAYS AND 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).
 4. NOTES 2 & 3 WILL APPLY TO THE GOVERNING BODY HAVING JURISDICTION OVER THE SUBDIVISION.
 5. PRIVATE STREETS ARE HEREBY DEDICATED AS UTILITY EASEMENTS.
 6. ALL CORNERS ARE SET 5/8" IRON RODS W/CAP UNLESS OTHERWISE SHOWN.
 7. THERE IS A FIVE-FOOT (5') BUILDING LINE, UTILITY/DRAINAGE EASEMENT ALONG ALL SIDE LOT LINES UNLESS OTHERWISE SHOWN.
 8. RESTRICTED RESERVE "A" IS RESTRICTED FOR THE PURPOSE OF ACCESS/DRAINAGE EASEMENT AND DETENTION POND.
 9. 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; SAID INSTRUMENT HAVING BEEN AMENDED BY ORDER OF THE TEXAS WATER QUALITY BOARD, ORDER NO. 76-1216-4, AND BEING FURTHER AMENDED BY ORDER OF THE SAN JACINTO RIVER AUTHORITY AND THE TEXAS WATER COMMISSION, AS CONTAINED IN 13 TEX REG. 1004.
 10. M.R.M.C. DENOTES MAP RECORDS MONTGOMERY COUNTY, R.P.R.M.C. DENOTES REAL PROPERTY RECORDS MONTGOMERY COUNTY & C.C.F. NO. DENOTES COUNTY CLERKS FILE NUMBER.

SCALE: 1" = 100'
DATE: OCTOBER 18, 2005

FINAL PLAT
GRAND HARBOR
SECTION FOUR - A
8 RESIDENTIAL LOTS * 1 BLOCK * 1 RESERVE
A SUBDIVISION OF 17.403 ACRES OF LAND
IN THE OWEN SHANNON SURVEY, A-36
MONTGOMERY COUNTY, TEXAS

MAYER
SURVEYING
3706 WEST DAVIS - CONROE, TX. 77304

THE STATE OF TEXAS:
COUNTY OF MONTGOMERY:

I, Steve Bowen, President of FOS & J, Inc., a Texas Corporation, owner of the property subdivided in the above and foregoing map of Grand Harbor Section Four-A, do hereby make subdivision of said property for and on behalf of said FOS & J, Inc., according to the lines, streets, lots, alleys, parks, building lines, and easements thereon shown, and designate said subdivision as Grand Harbor Section Four-A, located in the Owen Shannon Survey, A-36 Montgomery County, Texas and on behalf of said FOS & J, Inc., and except where private dedication is specifically indicated do 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 as 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.

FURTHER, I do hereby covenant and agree that those streets located within the boundaries of this plat specifically noted as private streets, shall be hereby established and maintained as private streets by the owners, heirs, and assigns to property located within the boundaries of this plat and always available for the general use of said owners and to the public for firemen, firefighting equipment, police and other emergency vehicles of whatever nature at all times and do hereby bind myself, my heirs, and assigns to warrant and forever defend the title to the land so designated and established as private streets.

This is to certify that I, Steve Bowen, President of FOS & J, Inc., owner of the property subdivided in the above and foregoing map of Grand Harbor Section Four-A, have complied or will comply with all regulations heretofore on file with the Montgomery County Engineer and adopted by the Commissioners' Court of Montgomery County, Texas.

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 utility easements shown hereon.

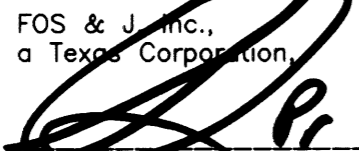
FURTHER, I, Steve Bowen, President of FOS & J, Inc., do hereby dedicate forever to the public a strip of land a minimum of fifteen (15) feet wide on each side of the centerline of any and all gullies, ravines, draws, sloughs, or other natural drainage courses located in the said subdivision, as easements for drainage purposes, giving Montgomery 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 Montgomery County, by Montgomery 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).

FURTHER, I do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of residential dwelling units thereon and shall be restricted for same under the terms and conditions of such restrictions filed separately, unless otherwise noted.

IN TESTIMONY WHEREOF, FOS & J, Inc., a Texas Corporation, has caused these presents to be signed by Steve Bowen, its President, thereunto authorized and its common seal hereunto affixed this 23 day of August, 2005.

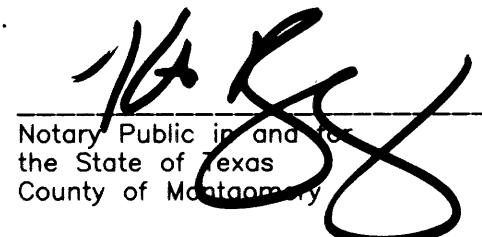
FOS & J, Inc.,
a Texas Corporation,

Steve Bowen, President

THE STATE OF TEXAS:
COUNTY OF MONTGOMERY:

BEFORE ME, the undersigned authority, on this day personally appeared Steve Bowen, President, of FOS & J, Inc., a Texas Corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he 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 23 day of August, 2005.

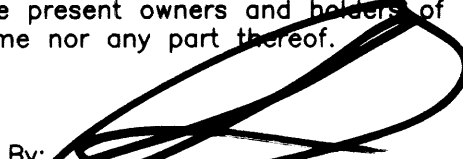




Notary Public in and for
the State of Texas
County of Montgomery

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

LIENHOLDERS ACKNOWLEDGMENT AND SUBORDINATION STATEMENT

We, Steve Bowen and John Femrite, owners and holders of a lien against the property described in the plat known as Grand Harbor Section Four-A, said lien being evidenced by instrument recorded under County Clerk's File No. 2005-073806 of the Real Property Records of Montgomery County, Texas, do hereby in all things subordinate to said plat said lien, and we hereby confirm that we are the present owners and holders of said lien and have not assigned the same nor any part thereof.

By: 
Steve Bowen
15450 Walden Road
Montgomery, Texas 77356
Phone No. (936) 582-1004
Fax No. (936) 582-1024

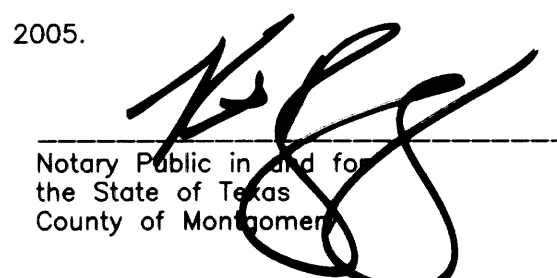
By: 
John Femrite
15450 Walden Road
Montgomery, Texas 77356
Phone No. (936) 582-1004
Fax No. (936) 582-1024

THE STATE OF TEXAS:
COUNTY OF MONTGOMERY:

BEFORE ME, the undersigned authority, on this day personally appeared Steve Bowen, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 23 day of August, 2005.



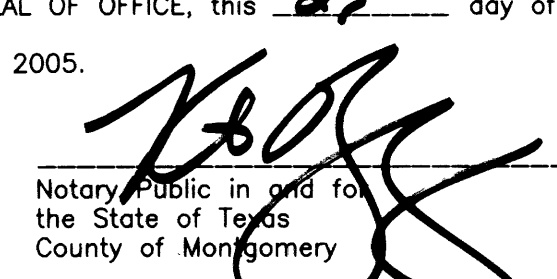

Notary Public in and for
the State of Texas
County of Montgomery

THE STATE OF TEXAS:
COUNTY OF MONTGOMERY:

BEFORE ME, the undersigned authority, on this day personally appeared John Femrite, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 23 day of August, 2005.




Notary Public in and for
the State of Texas
County of Montgomery

SURVEYOR'S CERTIFICATION

I, Hal Moyer, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that the elevation benchmark reflected on the face of the plat was established as required by regulation; that all corners and angle points of the boundaries of the original tract to be subdivided of reference have been marked with iron rods having a diameter of not less than five-eighths of an inch (5/8") and a length of not less than three feet (3') and that the plat boundary corners have been tied to the nearest survey corner.



Hal Moyer, R.P.L.S.
Texas Registration No. 5656

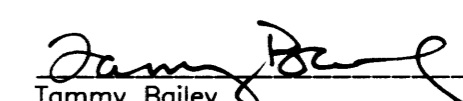


CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

On the 20th day of October, 2005, this plat was approved by the Planning and Zoning Commission of the City of Conroe, Texas. The approval will be automatically revoked if this plat is not filed in the Map Records of Montgomery County, Texas within one year of the date of approval.

WITNESS the official signatures of the chairman and secretary of the City Planning and Zoning Commission of the City of Conroe, Texas
this 20th day of October, 2005.

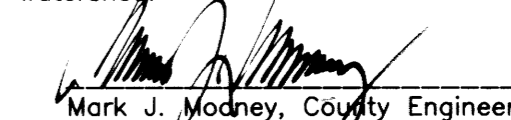

Morris Eickenhorst
Chairman


Tammy Bailey
Secretary

COUNTY ENGINEER CERTIFICATION

I, Mark J. Mooney, County Engineer of Montgomery County, Texas, 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 Montgomery County Commissioners' Court.

I further 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 of subdivision within the watershed.

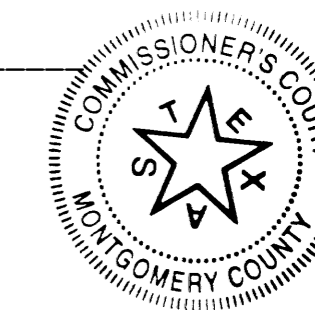

Mark J. Mooney, County Engineer

COMMISSIONERS' COURT:

APPROVED by the Commissioners' Court of Montgomery County, Texas, this 31 day of October, 2005.


Mike Meador
Commissioner Precinct 1


Craig Doy
Commissioner Precinct 2




Ed Chance
Commissioner Precinct 3


Ed Rinehart
Commissioner Precinct 4


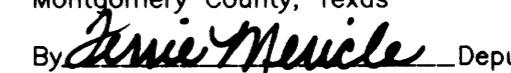
Alan B. Sadler, County Judge

COUNTY CLERK:

I, Mark Turnbull, Clerk of the County Court of Montgomery County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on

10-31, 2005, at 9:30 o'clock, A.M., and duly recorded on 11-01, 2005, at 4:17 o'clock, P.M., in Cabinet Z, Sheet 097-098 record of MONTGOMERY for said County.

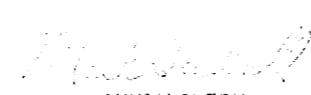
WITNESS MY HAND AND SEAL OF OFFICE, at Conroe, Montgomery County, Texas, the day and date last above written.


Mark Turnbull, Clerk, County Court
Montgomery County, Texas
By  Deputy

GRAND HARBOR
SECTION FOUR - A

8 RESIDENTIAL LOTS * 1 BLOCK * 1 RESERVE
A SUBDIVISION OF 17.403 ACRES OF LAND
IN THE OWEN SHANNON SURVEY, A-36
MONTGOMERY COUNTY, TEXAS

FILED 2005 OCT 31 11 17
05 NOV - 1 11 17


Hal Moyer
COUNTY CLERK

MØYER
SURVEYING
3706 WEST DAVIS - CONROE, TX. 77304