

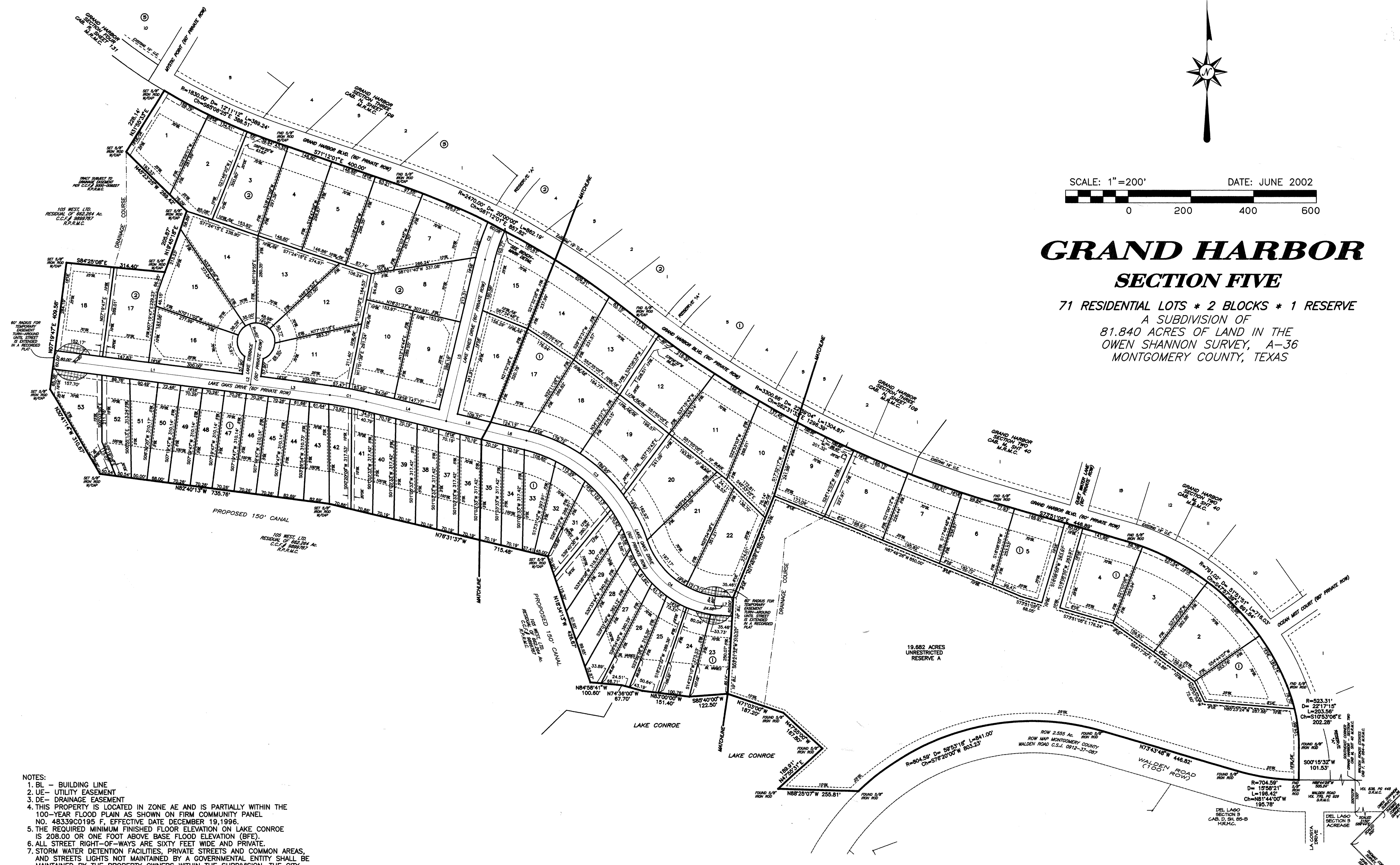


SCALE: 1"=200' DATE: JUNE 2002

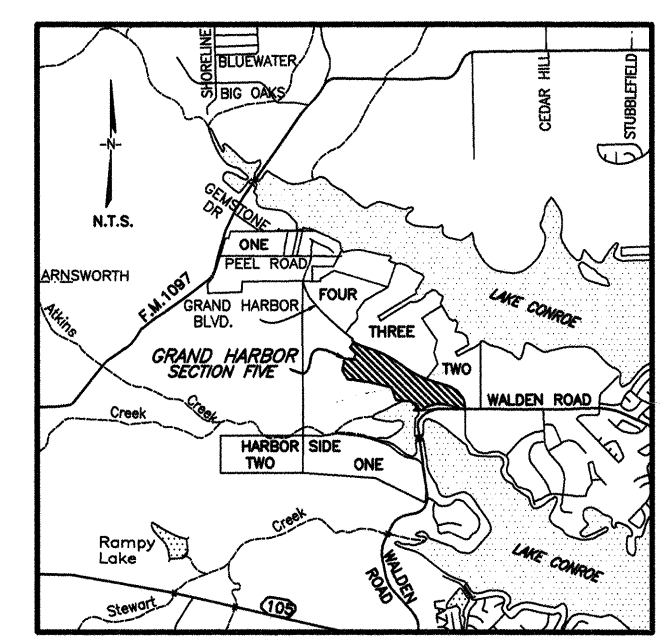
GRAND HARBOR

SECTION FIVE

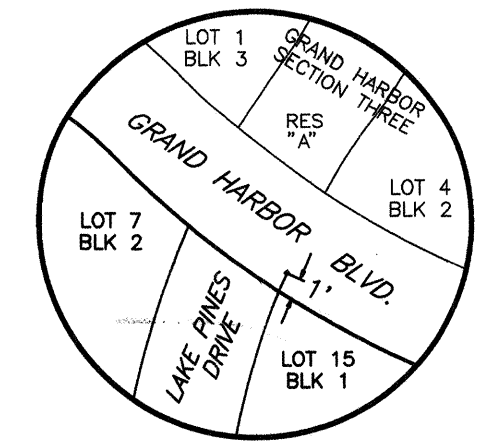
71 RESIDENTIAL LOTS * 2 BLOCKS * 1 RESERVE
 A SUBDIVISION OF
 81.840 ACRES OF LAND IN THE
 OWEN SHANNON SURVEY, A-36
 MONTGOMERY COUNTY, TEXAS



- NOTES:
- BL - BUILDING LINE
 - UE - UTILITY EASEMENT
 - DE - DRAINAGE EASEMENT
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 - 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 17-1-118).
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-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: GH 5 - ELEV. = 236.50

-CENTERLINE DATA-

LINE/CURVE	BEARINGS/CHORD	DIST/ARC	RADIUS	DELTA	CHORD DIST
L1	S82°40'13"E	630.00'	---	---	---
L2	N07°19'47"E	139.86'	---	---	---
L3	S82°40'13"E	255.02'	---	---	---
L4	N7°31'37"W	261.85'	---	---	---
L5	N1°32'28"E	532.49'	---	---	---
L6	S7°31'37"E	263.50'	---	---	---
L7	S86°38'28"E	35.46'	---	---	---
C1	S79°35'55"E	117.95'	1100.00'	6°08'36"	117.89'
C2	S18°47'37"W	111.04'	597.89'	10°38'28"	110.88'
C3	S47°47'32"E	501.51'	500.00'	57°28'08"	480.75'
C4	S52°50'58"E	353.87'	300.00'	67°35'00"	333.70'

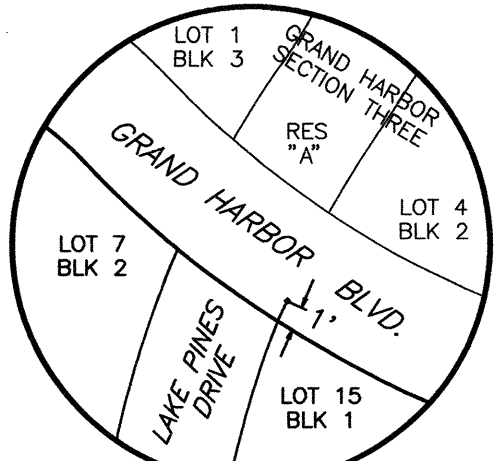
OWNERS: SJ DEVELOPMENT, Inc. a Texas Corporation
 15450 Walden Road
 Montgomery, TX 77356

File # 2002073524

Cabinet 5

POWERS ENGINEERING
 3706 W. DAVIS - CONROE, TEXAS 77304

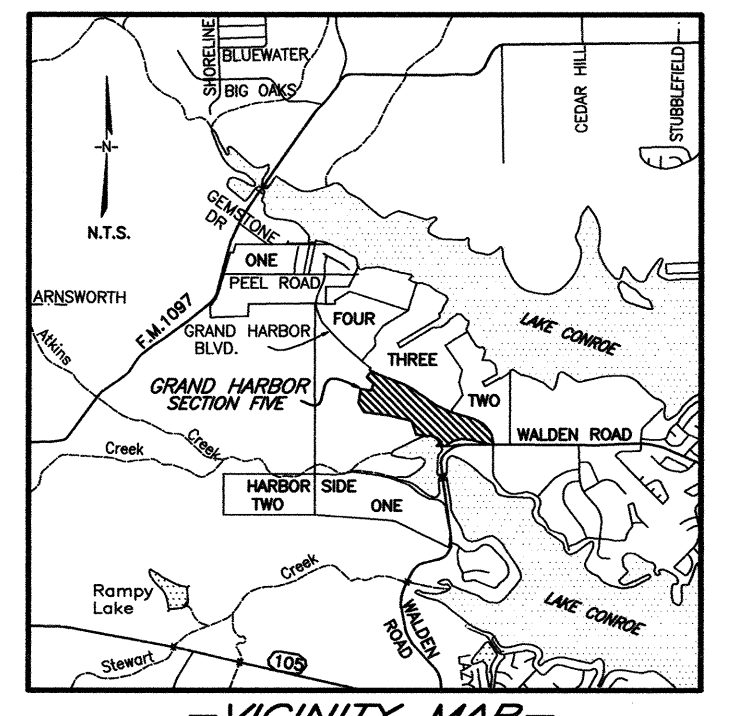
Sheet 101



-BENCH MARK-
 3" BRASS DISK SET IN A CONCRETE COLUMN
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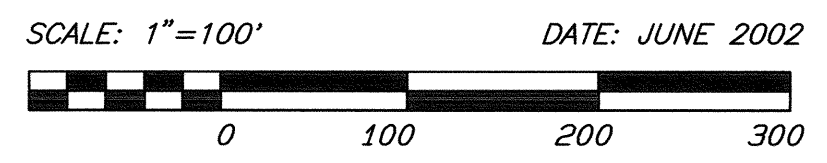
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105 WEST, LTD.
 RESIDUAL OF 662,264 AC.
 C.C.F. # 9899787
 R.P.R.M.C.



GRAND HARBOR
SECTION FIVE

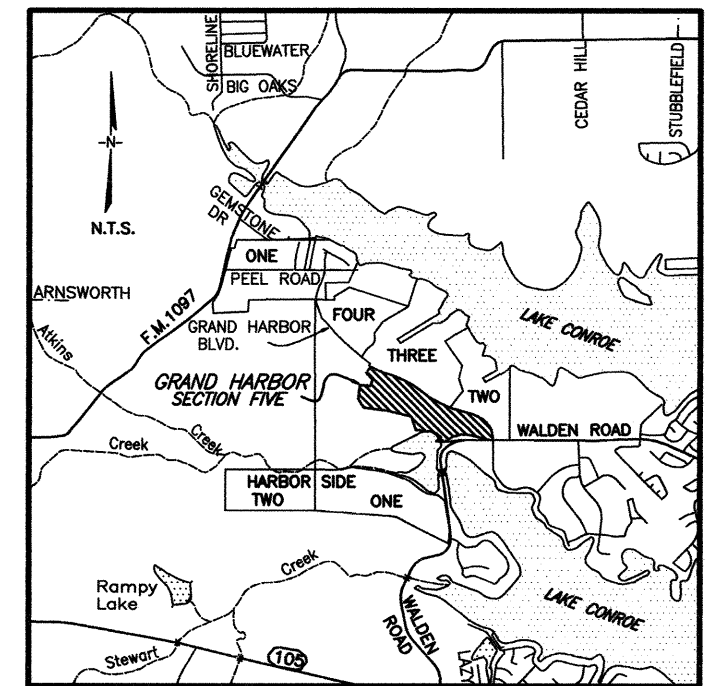
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OWNERS: SJ DEVELOPMENT, Inc. a Texas Corporation
 15450 Walden Road
 Montgomery, TX 77356

POWERS ENGINEERING
 3706 W. DAVIS - CONROE, TEXAS 77304

File # 2002 013524 Cabnet S Sheet 102

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

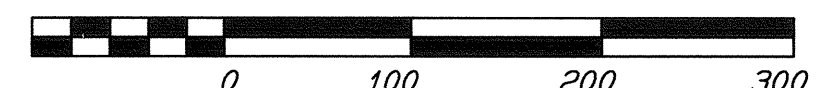
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SCALE: 1"=100'

DATE: JUNE 2002



GRAND HARBOR

SECTION FIVE

71 RESIDENTIAL LOTS * 2 BLOCKS * 1 RESERVE

OWNERS: SJ DEVELOPMENT, Inc. a Texas Corporation
15450 Walden Road
Montgomery, TX 77356

POWERS ENGINEERING
3706 W. DAVIS - CONROE, TEXAS 77304

SHEET 3 of 5

Sheet 103 Cabinet S File # 2002073524

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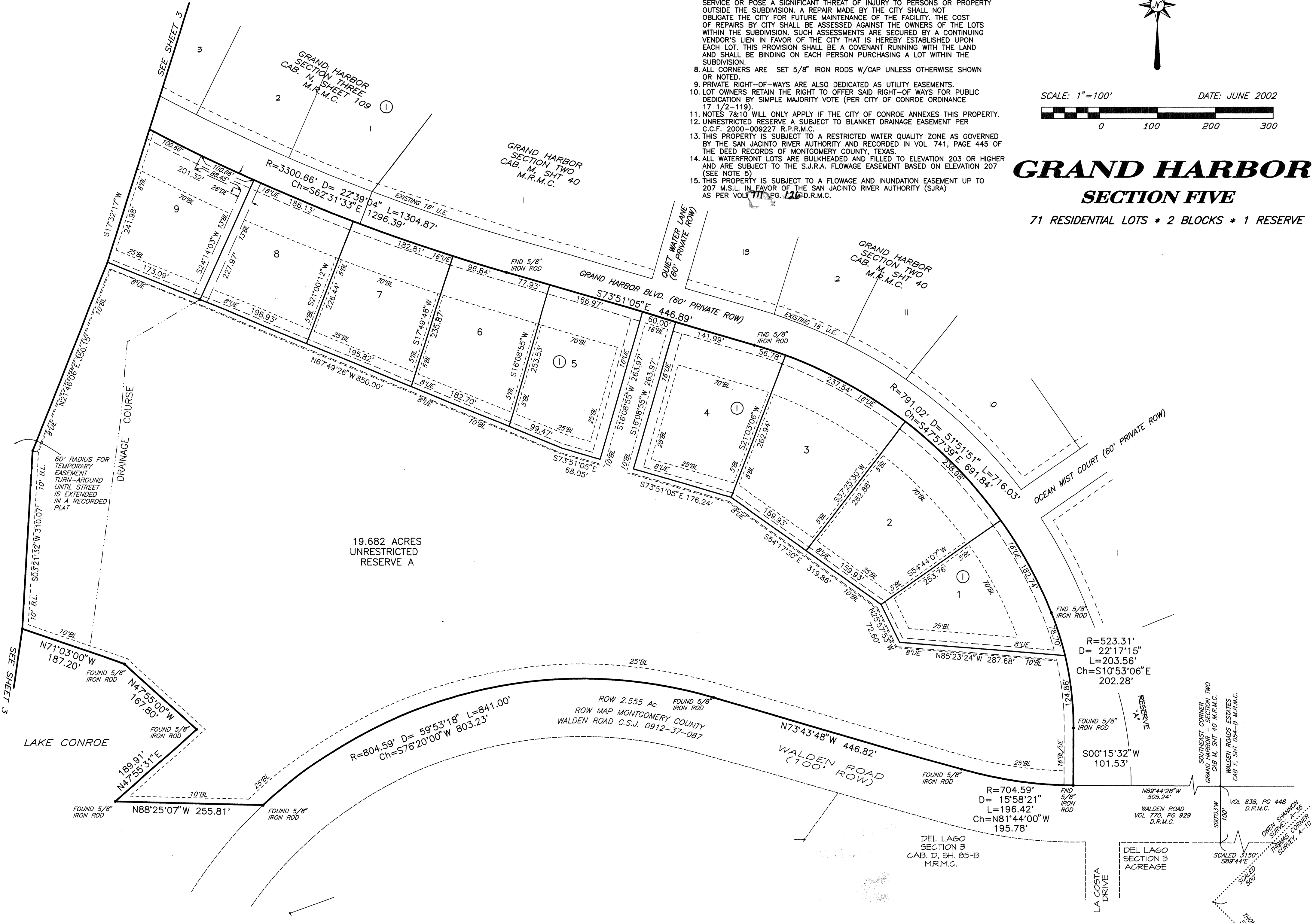


SCALE: 1"=100' DATE: JUNE 2002

GRAND HARBOR

SECTION FIVE

71 RESIDENTIAL LOTS * 2 BLOCKS * 1 RESERVE



OWNERS: SJ DEVELOPMENT, Inc. a Texas Corporation
 15450 Walden Road
 Montgomery, TX 77356

File # 2002073524

Cabinet S POWERS ENGINEERING 3706 W. DAVIS - CONROE, TEXAS 77304

Sheet 104

THE STATE OF TEXAS:
COUNTY OF MONTGOMERY:

I, Steve Bowen, President of SJ Development, Inc., a Texas Corporation, owner of the property subdivided in the above and foregoing map of Grand Harbor Section Five, do hereby make subdivision of said property for and on behalf of said SJ Development, Inc., according to the lines, streets, lots, alleys, parks, building lines, and easements thereon shown, and designate said subdivision as Grand Harbor Section Five, located in the Owen Shannon Survey, A-36, Montgomery County, Texas and on behalf of said SJ Development, 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 SJ Development, Inc., owner of the property subdivided in the above and foregoing map of Grand Harbor Section Five, 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 SJ Development, 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 construction 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, we 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, SJ Development, 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 6th day of June, 2002.

SJ Development, Inc.,
a Texas Corporation

Steve Bowen, President

We, Steve Bowen and John Femrite, owners and holders of a lien against the property described in the plat known as Grand Harbor Section Five, said lien being evidenced by instrument recorded under County Clerk's File No. 2002-057479 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: [Signature]
Steve Bowen

By: [Signature]
John Femrite

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 6th day of June, 2002.

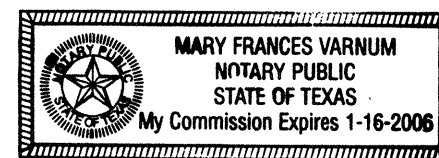


[Signature]
Notary Public in and for
Montgomery County, Texas

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.

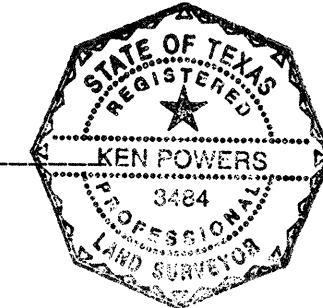
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 6th day of June, 2002.



[Signature]
Notary Public in and for
Montgomery County, Texas

I, Ken Powers, 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.

[Signature]
Ken Powers, R.P.L.S.
Texas Registration No. 3484



Certificate of Approval by Planning and Zoning Commission

On the 20th day of June, 2002, 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 June, 2002.

[Signature]
Chairman

[Signature]
Secretary

FILED FOR RECORD

2002 JUL 22 PM 1:07

[Signature]
COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

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.

[Signature]
Mark J. Mooney, County Engineer

APPROVED by the Commissioners' Court of Montgomery County, Texas, this 15 day of July, 2002.

[Signature]
Mike Meador
Commissioner Precinct 1

[Signature]
Craig Doyal
Commissioner Precinct 2

[Signature]
Alan B. Sadler, County Judge

[Signature]
Ed Chance
Commissioner Precinct 3

[Signature]
Ed Rinehart
Commissioner Precinct 4

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

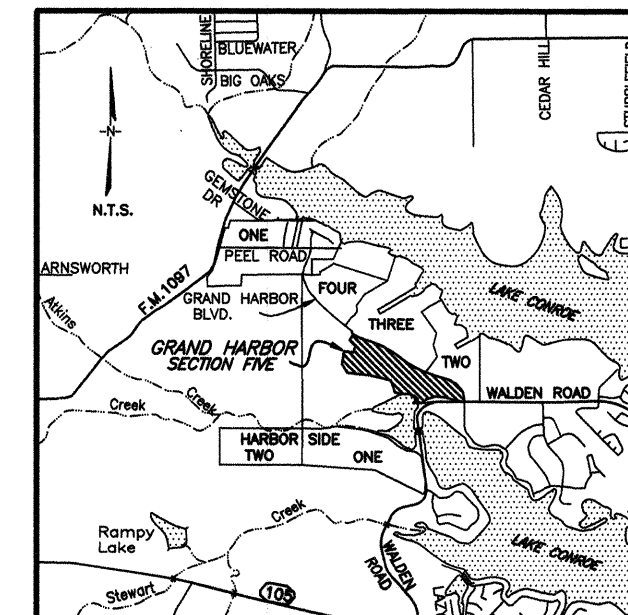
July 15, 2002, at 9:30 o'clock, A.M., and duly recorded on 5 July 22, 2002, at 107 o'clock, P.M., in Cabinet 5, Sheet 101-105 of record of _____ for said County.

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

[Signature]
Mark Turnbull, Clerk, County Court
Montgomery County, Texas

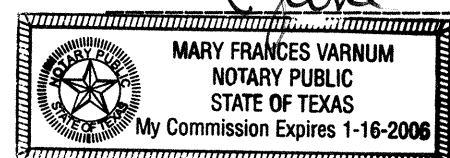


[Signature] Deputy



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

GRAND HARBOR
SECTION FIVE



[Signature]
Notary Public in and for
Montgomery County, Texas

OWNER: SJ DEVELOPMENT, INC.
a Texas Corporation
15450 Walden Road
Montgomery, Tx. 77356

File # 2002 073524

Cabinet 5

POWERS ENGINEERING
3706 W. DAVIS - CONROE, TEXAS 77304

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