

LINE TABLE

LINE	LENGTH	BEARING
L1	152.35	S49°38'56"E
L2	15.20	S87°18'32"E
L3	65.54	S46°03'09"W
L4	55.00	N49°38'00"W
L5	75.00	S39°33'01"W
L6	75.00	S49°54'38"E
L7	20.76	S46°12'51"E
L8	21.66	S43°47'09"W
L9	21.63	N07°41'35"W
L10	21.63	N80°02'49"E
L11	21.21	N01°03'09"E
L12	21.21	S88°56'51"E
L13	21.29	S24°06'51"E
L14	21.09	N65°45'42"E
L15	21.21	S09°39'39"E
L16	21.21	S80°20'21"W
L17	61.60	N11°42'55"W
L18	28.80	S89°40'57"E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	313.90	60.00	299°44'59"	S41°4'11"E	60.23
C2	314.16	60.00	300°00'00"	N38°02'48"E	60.00
C3	314.16	60.00	300°00'00"	N23°48'33"E	60.00
C4	93.67	228.00	23°32'22"	S26°43'34"W	93.01
C5	318.23	470.00	38°47'41"	S16°15'17"W	312.19
C6	125.91	430.00	16°46'39"	N28°00'16"E	125.46
C7	75.46	300.00	14°24'42"	N13°14'58"E	75.26
C8	210.61	300.00	40°13'25"	S25°56'27"W	206.31
C9	412.66	700.00	33°46'35"	S21°24'53"W	406.71
C10	631.31	519.01	69°41'34"	N36°59'43"E	593.11
C11	77.66	280.33	15°52'21"	S81°4'13"E	77.41
C12	263.38	300.00	50°18'07"	N28°08'13"E	255.00
C13	189.42	300.00	36°10'37"	S20°47'45"W	186.29

FINAL PLAT GRAND HARBOR SECTION 15

A RESIDENTIAL SUBDIVISION OF
50.2484 ACRES (2,188,819 SQ. FT.)
OF LAND IN THE
OWEN SHANNON SURVEY, A-36
MONTGOMERY COUNTY, TEXAS
3 BLOCKS 64 LOTS 2 RESERVES

AUGUST 2007

SHEET 1 OF 4

SURVEYOR:
TOWN AND COUNTRY LAND SURVEYING
DAVID J. STRAUSS - PRESIDENT
REGISTERED PROFESSIONAL LAND SURVEYOR - 4833
25307 NORTH FREEWAY SUITE 100
P.O. BOX 8693
THE WOODLANDS, TEXAS 77380
PHONE (281) 465-8730
FAX (281) 465-8731
JOB No. 0746-0002

OWNER/DEVELOPER:
Ronald W. Clayborn, Trustee
Lake Conroe Builders, LLC
100 IH45 N Suite 108 Box 118
Conroe, Texas 77301

File # 2007-123606

Cal Z Sheet 959

LOT 16, BLOCK 4
GRAND HARBOR, SECTION 1
CABINET L, SHEET 189 M.R.M.C.T.

LOT 1, BLOCK 3
GRAND HARBOR, SECTION 1
CABINET L, SHEET 189 M.R.M.C.T.

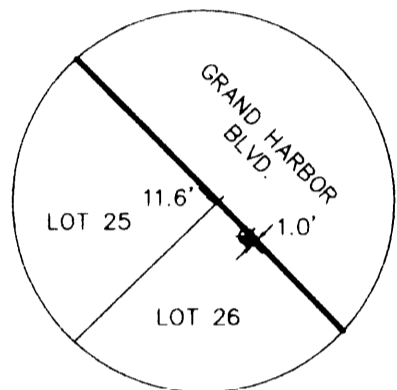
NOTES:

1. R.P.R.M.C.T. indicates Real Property Records of Montgomery County Texas
2. D.R.M.C.T. denotes Deed Records of Montgomery County Texas
3. M.R.M.C.T. denotes Map Records Montgomery County Texas
4. R.O.W. denotes right-of-way
5. This property is located in Zone "X" and is not within the 100-Year Floodplain as shown on FIRM Community Panel No. 48339C0195 F, Effective date December 19, 1996.
6. All streets rights-of-way are sixty feet wide, are private streets and are hereby dedicated as Public Utility Easements.
7. Private streets, Storm Water detention facilities, screening, 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.
8. Note 7 applies to the governing body having jurisdiction over the subdivision.
9. 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. Neither the City of Conroe nor any other public entity shall be required to accept the public dedication of such streets.(per City of Conroe Ordinance 94-300(e))
10. There is a Five-Foot (5') Building Line, Utility/Drainage Easement along all side lot lines unless otherwise shown.
11. All corners are set 5/8 inch iron rods w/cap unless otherwise shown or noted.
12. This property is subject to a restricted Water Quality Zone as governed by the San Jacinto River Authority and recorded in Vol. 711, Page 126, Vol. 741, Page 445, Vol. 880, Page 134 of the Deed Records of Montgomery County, Texas.
13. Storm Water Drainage Easement executed by GHLC, Ltd. to Trey Harbors, Inc. as set forth in instrument filed under Clerk's File No. 2000-009227 of the Real Property Records of Montgomery County, Texas.
14. Building line restriction 5 feet in width along any interior side lot line as set forth in instrument filed under Clerk's File No. 2006-144795 of the Real Property Records of Montgomery County, Texas.
15. One foot wide restricted buffer strip for non-vegetative screening, or ten foot wide for vegetative screening. Screening is required for all lots that back up to TXU Communications Site (0.2251 Acre Tract) and between Lot 6 and Reserve "A".
16. All pavement widths to be 22' feet wide.
17. No structures shall be constructed in reserves.
18. Intersection of Parkside Blvd. and Grand Harbor Blvd. will have a three way stop sign.
19. 30 MPH minimum stopping distance 200 ft.
30 MPH minimum sight distance is 310 ft.
Stop sign warning place 400 ft. from interception

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



BENCHMARK DETAIL

1" = 50'

--- BENCHMARK ---

3" BRASS DISK SET IN A CONCRETE COLUMN
6" IN DIAMETER, THREE FEET DEEP AND BURIED
FLUSH WITH NATURAL GROUND.
STAMPED: GH15 - ELEV. = 255.36'

123.299 ACRES
GEORGE W. AND WIFE, INEZ MARY FAULKNER
CCF NO. 2000-011143 R.P.R. M.C.T.

OWNER/DEVELOPER:

Ronald W. Clayborn, Trustee
Lake Conroe Builders, LLC
100 IH45 N Suite 108 Box 118
Conroe, Texas 77301

SHEET 2 OF 4
SHEET 3 OF 4

FINAL PLAT
GRAND HARBOR
SECTION 15

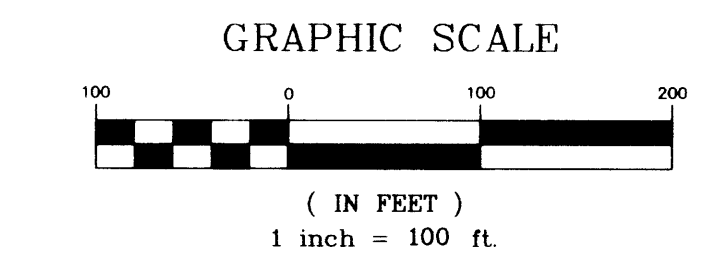
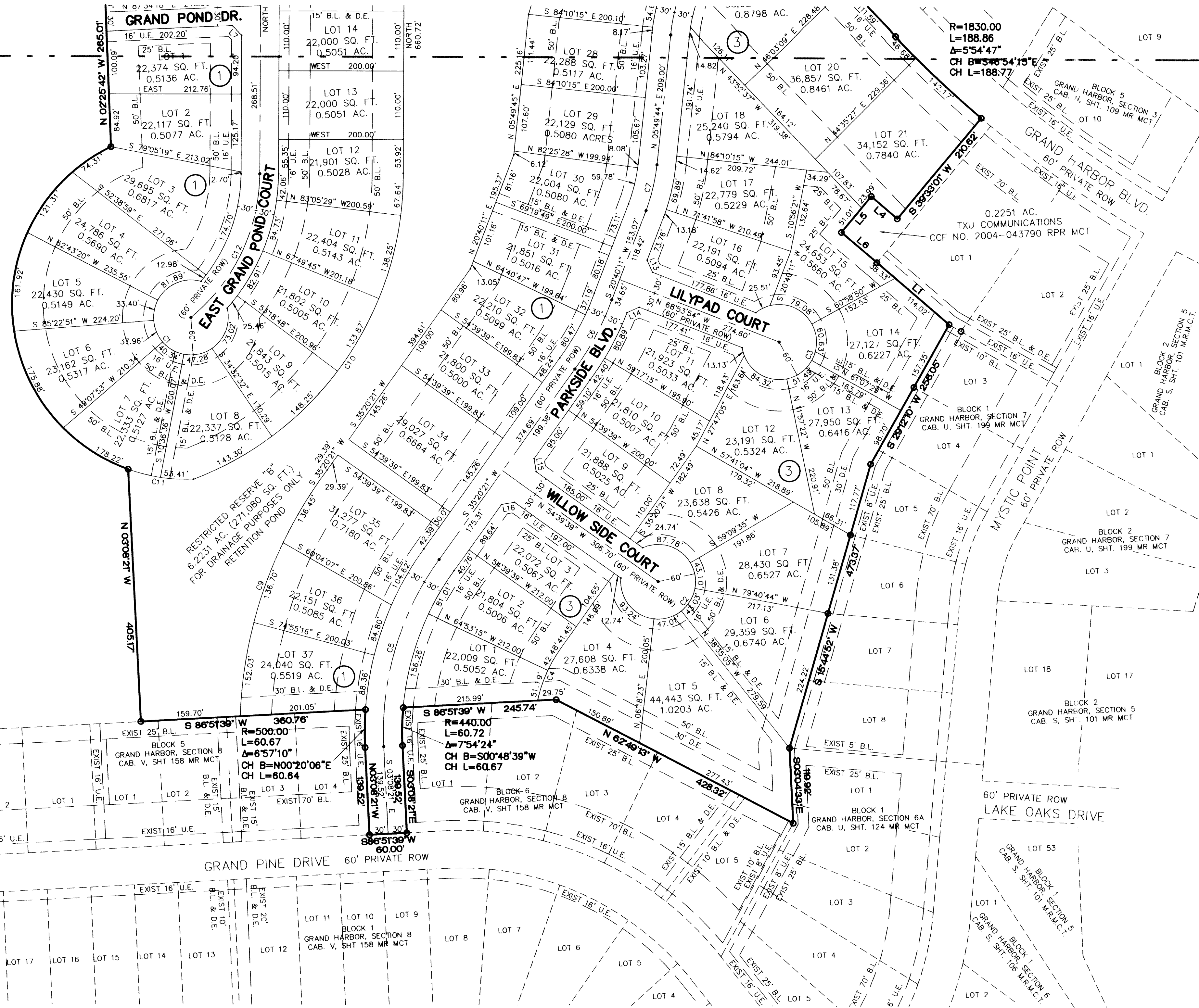
SHEET 2 OF 4

File# 2007- 123606

Cal Z Sheet 960

R=280.33
L=657.92
Δ=134°28'08"
CH B=N03°17'48"W
CH L=516.99

RESIDUAL OF 233.573 ACRES
CHLC, LTD.
CCF NO. 2001-089010 RPR MCT



OWNER/DEVELOPER:
Ronald W. Clayborn, Trustee
Lake Conroe Builders, LLC
100 IH45 N Suite 108 Box 118
Conroe, Texas 77301

FINAL PLAT
GRAND HARBOR
SECTION 15
SHEET 3 OF 4

File# 2007-123606

Cal Z Sheet 961

STATE OF TEXAS
COUNTY OF MONTGOMERY

We, Ronald W. Clayborn and Heather Willis, Trustee and Secretary respectively of Lake Conroe Builders, LLC, a Texas limited liability company, owner of the property subdivided in the above and foregoing map of Grand Harbor Section 15, do hereby make subdivision of said property for and on behalf of said Lake Conroe Builders, LLC, a Texas limited liability company, according to the lines, streets, lots, alleys, parks, building lines, and easements thereon shown, and designate said subdivision as Grand Harbor Section 15, located in the Owen Shannon Survey, Abstract 36, Montgomery County, Texas and on behalf of said Lake Conroe Builders, LLC, a Texas limited liability company, and 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 myself, my heirs and assigns to warrant and forever defend the title to the land so dedicated.

This is to certify that we, Ronald W. Clayborn and Heather Willis, Trustee and Secretary respectively of Lake Conroe Builders, LLC, a Texas limited liability company, owner of the property subdivided in the above and foregoing map of Grand Harbor Section 15, 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 easements shown hereon.

FURTHER, we Lake Conroe Builders, LLC, a Texas limited liability company, do hereby dedicate forever to the public a strip of land a minimum of fifteen (15) feet wide on each side of the center line 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 easement at any and all times for the purpose of constructing and/or maintaining drainage work and/or structure.

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 of 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.

FURTHER, We 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.

IN TESTIMONY WHEREOF, Lake Conroe Builders, LLC, a Texas limited liability company, has caused these presents to be signed by Ronald W. Clayborn, its Trustee, thereunto authorized, attested by its Secretary, Heather Willis, and its common seal hereunto affixed this 24th day of August, 2007.

Lake Conroe Builders, LLC,
a Texas limited liability company,

BY: Ronald W. Clayborn, Trustee ATTEST: Heather Willis, Secretary

STATE OF TEXAS
COUNTY OF MONTGOMERY

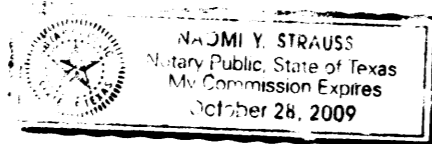
BEFORE ME, the undersigned authority, on this day personally appeared Ronald W. Clayborn and Heather Willis, Trustee and Secretary of Lake Conroe Builders, LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me 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 limited liability company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 24th day of August, 2007.

Naomi Strauss
Notary Public for Montgomery County, Texas

Printed name: NAOMI STRAUSS

My commission expires Oct. 28, 2009



OWNER/DEVELOPER:

Ronald W. Clayborn, Trustee
Lake Conroe Builders, LLC
100 IH45 N Suite 108 Box 118
Conroe, Texas 77301

TOWN AND COUNTRY LAND SURVEYING
DAVID J. STRAUSS - PRESIDENT
REGISTERED PROFESSIONAL LAND SURVEYOR - 4833
25307 NORTH FREEWAY SUITE 100
P.O. BOX 8693
THE WOODLANDS, TEXAS 77380
PHONE (281) 465-8730
FAX (281) 465-8731

COUNTY CLERK FILING ACKNOWLEDGMENT STATEMENT

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 October 25, 2007, at 9:30 o'clock A.M. and duly recorded on October 25, 2007, at 8:15 o'clock P.M., in cabinet Z, sheet 962 of Records of 962 for said County.

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

BY: Mark Turnbull
Mark Turnbull, Clerk, County Court,
Montgomery County, Texas

Yvonne Ruppert

INCORPORATED CITY ACKNOWLEDGMENT

On the 16th day of AUGUST, 2007 of this plat was approved by the Planning 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 approval.

WITNESS the official signatures of the Chair and Secretary of the Planning Commission of the City of Conroe, Texas, this 8th day of OCTOBER, 2007.

[Signature]
Chair

[Signature]
Acting Secretary

COUNTY ENGINEER ACKNOWLEDGMENT

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 point stream or on any other area of subdivision within the watershed.

[Signature]
Mark J. Mooney, P.E.
County Engineer

COMMISSIONERS COURT ACKNOWLEDGMENT

APPROVED by the Commissioner's Court of Montgomery County, Texas this 22 day of October, 2007.

[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



SURVEYOR'S CERTIFICATION

I, David J. Strauss, 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 pipe or rods have a diameter of no 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]
David J. Strauss
Registered Professional Land Surveyor
Texas Registration No. 4833



**FINAL PLAT
GRAND HARBOR
SECTION 15
A RESIDENTIAL SUBDIVISION OF
50.2484 ACRES (2,188,819 SQ. FT.)
OF LAND IN THE
OWEN SHANNON SURVEY, A-36
MONTGOMERY COUNTY, TEXAS
3 BLOCKS 64 LOTS 2 RESERVES**

AUGUST 2007

SHEET 4 OF 4

File # 2007-123606

Cal Z Sheet 962

FILED FOR RECORD
2007 OCT 25 PM 3:17
MONTGOMERY COUNTY, TEXAS