

LINE TABLE		
LINE	LENGTH	BEARING
L1	26.47	N13°26'09"W
L2	22.07	S33°58'02"W
L3	55.06	N13°26'07"W
L4	21.21	S58°26'07"E
L5	30.06	S08°15'23"E
L6	14.09	S42°20'51"W
L7	21.21	S47°52'37"E
L8	21.21	S42°07'23"W
L9	19.95	S48°00'29"E
L10	21.13	S42°20'51"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	34.95	329.26	6°04'53"	N10°23'54"W	34.93
C2	55.29	300.00	10°33'34"	S81°50'36"W	55.21
C3	220.19	60.00	210°15'44"	S48°00'29"E	115.84
C4	285.27	60.00	272°25'02"	N40°35'57"E	83.04
C5	208.02	60.00	198°38'21"	S36°26'33"W	118.42

FINAL PLAT GRAND HARBOR SECTION 16

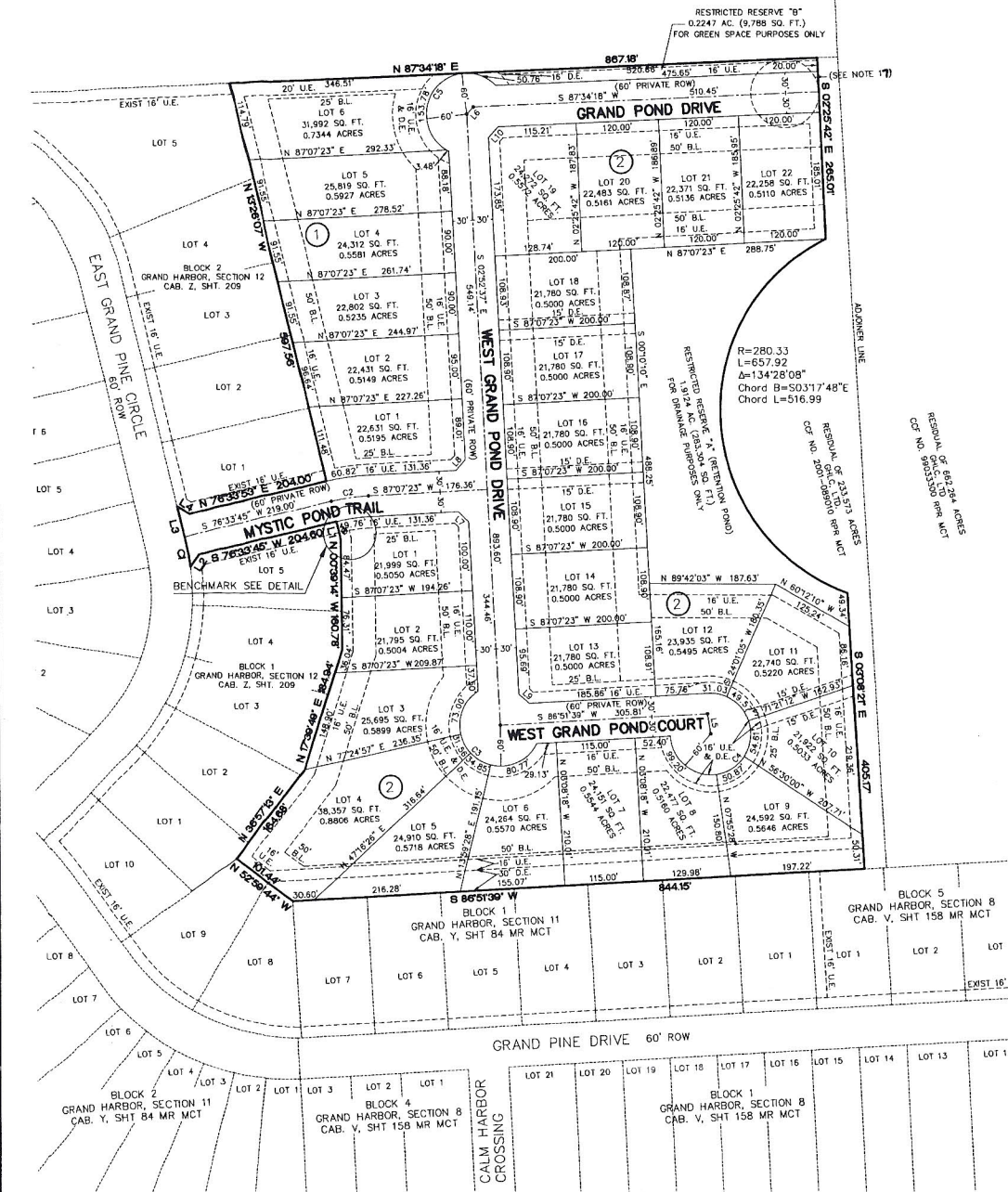
A RESIDENTIAL SUBDIVISION OF
20.8409 ACRES OF LAND IN THE
OWEN SHANNON SURVEY, A-36
MONTGOMERY COUNTY, TEXAS
2 BLOCKS 28 LOTS 2 RESERVES

FEBRUARY 2007

File # 2007-112729

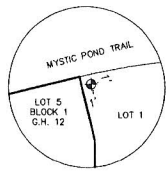
Calc 7 Sheet 932

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

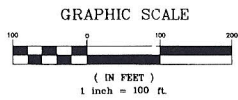


NOTES

1. R.P.R.M.C.T. indicates Real Property Records of Montgomery County Texas
2. D.R.M.C.T. denotes Dead 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 subject to a restricted Water Quality Zone as governed by the San Jacinto River Authority and recorded in Vol. 741, Page 445 of the Dead Records of Montgomery County, Texas, said instrument having been amended by Order of the Texas Water Quality Board, bearing Order No. 78-1218-4, dated December 16, 1978, and being further amended by Order of the San Jacinto River Authority and the Texas Water Commission issued on February 12, 1988, as contained in 13 Tex. Reg. 1004.
6. This property is located in Zone "X" and is not within the 100-Year Floodplain as shown on FIRW Community Panel No. 48130CD195 F, Effective date December 19, 1996.
7. All streets right-of-way are sixty feet wide, are private streets and are hereby dedicated as Public Utility Easements.
8. Storm Water detention facilities, private streets, 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.
9. Lot owners are responsible for maintenance of Private rights-of-way and retain the right to alter said rights-of-way for public dedication by simple majority vote (per City of Conroe Ordinance 94-300)
10. Notes 8 & 9 will apply to the Governing body having jurisdiction over the Subdivision.
11. There is a Five-Foot (5') Building Line, Utility/Drainage Easement along all side lot lines unless otherwise shown.
12. All corners are set 5/8 inch iron rods w/cap unless otherwise shown or noted.
13. This property is subject to a footage and foundation easement up to 207 M.S.L. in favor of the San Jacinto River Authority (SRA) as per Vol. 711, Pg. 126 and Vol. 880, Pg. 154 of the D.R.M.C.T.
14. Storm Water Drainage Easement executed by GHL, Ltd to Tray Harbors, Inc. as set forth in instrument filed under Clerk's File No. 2000-009227 of the Real Property Records of Montgomery County, Texas. (BLANKET EASEMENT)
15. 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.
16. All street widths to be 22' feet wide.
17. A 50' Radius Easement is dedicated for use as a temporary turn-around unit street is extended in a recorded plat.
18. There will be no structures constructed in Reserves.



BENCHMARK DETAIL
 --- BENCHMARK ---
 3" BRASS DISK SET IN A CONCRETE COLUMN
 6" IN DIAMETER, THREE FEET DEEP AND BURIED
 FLUSH WITH NATURAL GROUND
 STAMPED: GHL-ELEV. = 235.55'



OWNER/DEVELOPER:
 Robert Nieto
 Solto, L.P.
 903 Carriage Hills Blvd.
 Conroe, Texas 77384
 Ph: 281-330-8792
 Fx: 936-273-3199

FINAL PLAT
GRAND HARBOR
SECTION 16

SHEET 2 OF 3

CT/DLS JOB No. 0746-0002

File # 2007-112729

Cal 7 Sheet 933

STATE OF TEXAS

COUNTY OF MONTGOMERY

I, Robert Nieto, President of Salto, L.P., a Texas limited partnership owner of the property subdivided in the above and foregoing map of Grand Harbor Section 16, do hereby make subdivision of said property for and on behalf of said Salto, L.P., a Texas limited partnership according to the lines, streets, lots, alleys, parks, building lines, and easements thereon shown, and designate said subdivision as Grand Harbor Section 16, located in the Owen Shannon Survey, Abstract 38, Montgomery County, Texas and on behalf of said Salto, L.P., a Texas limited partnership, and dedicate to public use, as such, the streets, alleys, parks and easements shown thereon. Further, 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.

FURTHER, I do hereby covenant and agree that those streets located within the boundaries of this plot 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 plot 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, Robert Nieto, President of Salto, L.P., owner of the property subdivided in the above and foregoing map of Grand Harbor Section 16, 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 easement five (5) feet wide from a plane twenty (20) feet above the ground upward, located adjacent to all easements shown hereon.

FURTHER, I Robert Nieto, President of Salto, L.P., 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 gutters, roads, drives, alleys, 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 plot 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, Salto, L.P., has caused these presents to be signed by Robert Nieto, its President, thereunto authorized and its common seal hereunto affixed this 4th day of April, 2007.

Salto, L.P., a Texas limited partnership

BY: Robert Nieto, President

ATTEST: Sharon Seidner

STATE OF TEXAS

COUNTY OF MONTGOMERY

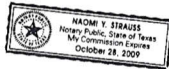
BEFORE ME, the undersigned authority, on this day personally appeared Robert Nieto, President of Salto, L.P., a Texas limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein set out, and as the act and deed of said limited partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 4th day of April, 2007.

Naomi Strauss, Notary Public for Montgomery County, Texas

Printed name Naomi Strauss

My commission expires 10/28/09



OWNER/DEVELOPER:

Robert Nieto
Salto, L.P.
903 Carriage Hills Blvd.
Conroe, Texas 77384
Ph: 281-330-8792
Fx: 936-273-3199



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

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 grounds 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 plot boundary corners have been tied to the nearest survey corner.

By: David J. Strauss
Registered Professional Land Surveyor
Texas Registration No. 4833



CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

On the 3rd day of MAY, 2007 of this plot was approved by the Planning and Zoning Commission of the City of Conroe, Texas. The approval will be automatically revoked if this plot is not filed in the Map Records of Montgomery County, Texas within one year of the date approval.

WITNESS the official signatures of the chairman and secretary of the City Planning and Zoning Commission of the City of Conroe, Texas
this 4th day of June, 2007.

Chairman

Secretary

COUNTY ENGINEER CERTIFICATION

I, Mark J. Mooney, County Engineer of Montgomery County, Texas, do hereby certify that the plot 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 plot 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 parcel streamer on any other area of subdivision within the watershed.

By: Mark J. Mooney, P.E.
County Engineer

APPROVED by the Commissioner's Court of Montgomery County, Texas this 24th day of September, 2007.

Mike Meador, Precinct 1

Craig Doye, Precinct 2

Alfred B. Soder, County Judge

Ed Chance, Precinct 3

Ed Rinneart, Precinct 4



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 the 4th day of September, 2007, at 2:43 o'clock P.M., and duly recorded on the 4th day of September, 2007, at 2:43 o'clock P.M., in cabinet sheet 934 of the Records of said County.

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

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

Theresa Ruppert

LIENHOLDERS ACKNOWLEDGMENT AND SUBORDINATION STATEMENT

WE, Sterling Bank, owners and holders of liens against the property described in the plot known as GRAND HARBOR, SECTION 16, said liens being evidenced by instrument recorded under County Clerk's File Nos. 2007-013613 and 2007-013614 of the Real Property Records of Montgomery County, Texas, do hereby in all things subordinate to said plot said liens, and we hereby confirm that we are the present owners and holders of said liens and have not assigned the same nor any part thereof.

By: James W. Goolbsy, Jr.
Sterling Bank
5408 Bissonnet
Belaire, Texas 77401

STATE OF TEXAS

COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared James W. Goolbsy, Jr., 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 set out, and as the act and deed of said entity.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 6th day of April, 2007.

Sharon Aldrich, Notary Public for Montgomery County, Texas

Printed name Sharon Aldrich

My commission expires 11/12/08



FINAL PLAT
GRAND HARBOR
SECTION 16
A RESIDENTIAL SUBDIVISION OF
20.8409 ACRES OF LAND IN THE
OWEN SHANNON SURVEY, A-36
MONTGOMERY COUNTY, TEXAS
2 BLOCKS 28 LOTS 2 RESERVES

FEBRUARY 2007

SHEET 3 OF 3