

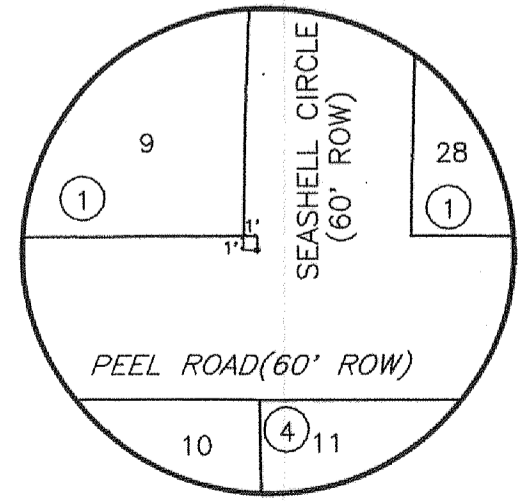
-BOUNDARY DATA-

LINE	BEARING	ARC/DIST	RADIUS	DELTA
L1	S71°04'00"E	2055.91'	---	---
L2	S83°38'00"E	379.46'	---	---
L3	S79°29'07"W	30.00'	---	---
L4	S70°48'00"E	950.08'	---	---
L5	S63°24'00"E	333.54'	---	---
L6	S64°51'00"E	57.71'	---	---
L7	S75°49'00"E	30.00'	---	---
L8	S48°06'00"E	524.74'	---	---
L9	S54°44'00"E	845.73'	---	---
L10	S68°04'00"E	453.10'	---	---
L11	S49°31'00"E	2478.18'	11°17'57"	---
L12	S07°08'00"E	219.58'	461.22'	27°16'39"
L13	S00°09'00"W	185.56'	750.00'	14°10'33"
L14	S24°49'45"E	271.26'	342.52'	45°22'30"
		201.91'	520.01'	22°14'48"
		225.46'	678.41'	19°02'28"

-CENTERLINE DATA-

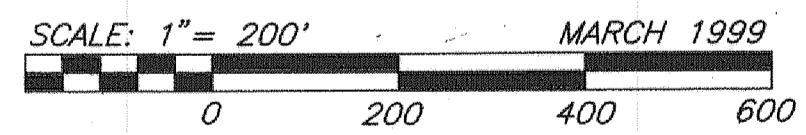
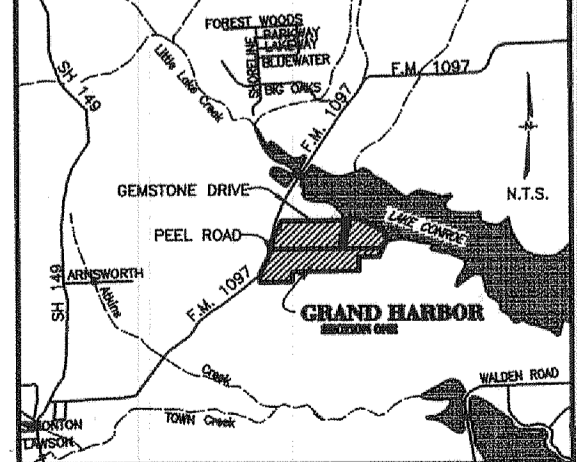
LINE	BEARING	ARC/DIST	RADIUS	DELTA
L15	S89°47'04"E	2055.91'	---	---
L16	N11°30'53"E	379.46'	---	---
L17	N78°29'07"W	30.00'	---	---
L18	S89°47'04"E	950.08'	---	---
L19	N00°12'56"E	333.54'	---	---
L20	N62°30'25"W	57.71'	---	---
L21	N41°40'08"E	30.00'	---	---
L22	S62°30'25"E	524.74'	---	---
L23	S89°47'04"E	845.73'	---	---
L24	S22°27'44"W	453.10'	---	---
C1	---	488.71'	2478.18'	11°17'57"
C2	---	219.58'	461.22'	27°16'39"
C3	---	185.56'	750.00'	14°10'33"
C4	---	271.26'	342.52'	45°22'30"
C5	---	201.91'	520.01'	22°14'48"
C6	---	225.46'	678.41'	19°02'28"

-BENCH MARK-



3" BRASS DISK SET IN CONCRETE
ELEVATION= 245.0
STAMPED:GH-1

-VICINITY MAP-



**FINAL PLAT
GRAND HARBOR
SECTION ONE**

83 LOTS * 4 BLOCKS * 4 RESERVES
A SUBDIVISION OF 150.850 ACRES OF LAND
IN THE OWEN SHANNON SURVEY, A-36
MONTGOMERY COUNTY, TEXAS
BEING 149.818 ACRES OUT OF 662.264 ACRES
AS RECORDED UNDER CCF #9899787 R.P.R.M.C.
AND A REPLAT OF 0.400 ACRE AND 0.632 ACRE OUT
OF UNRESTRICTED RESERVE "B" GEMSTONE ESTATES,
CAB. 1, SHT. 122 M.R.M.C.

- NOTES:**
- ALL CUL-DE-SACS HAVE A SIXTY FOOT (60') RADIUS AND THIRTY FOOT (30') RADIUS ON RETURNS.
 - THERE IS HEREBY DEDICATED A SIXTEEN FOOT (16') UTILITY EASEMENT ALONG BOTH SIDES OF ALL ROADS.
 - LOTS 29, 30, 31, AND 32 IN BLOCK TWO ARE PROHIBITED FROM DIRECT ACCESS TO PEELS ROAD.
 - ALL ROAD RIGHTS-OF-WAY ARE SIXTY FEET (60') WIDE. ALL ROADS EXCEPT PEELS ROAD SHALL BE PRIVATE.
 - THERE IS HEREBY DEDICATED A FIVE FOOT (5') BUILDING LINE ALONG ALL SIDE AND REAR LOT LINES UNLESS OTHERWISE SHOWN OR NOTED.
 - RESTRICTED RESERVE "C" IS FOR USE AS A WATER PLANT.
 - THIS PROPERTY IS SUBJECT TO A FLOWAGE AND INUNDATION EASEMENT UP TO 207 M.S.L. IN FAVOR OF THE SAN JACINTO RIVER AUTHORITY.
 - ALL WATERFRONT LOTS ARE BULKHEADED AND FILLED TO ELEVATION 203 OR HIGHER.
 - THIS PROPERTY IS LOCATED IN ZONE "AE" AND IS PARTIALLY WITHIN THE 100 YEAR FLOOD BOUNDARY AS SHOWN ON FEMA FIRM COMMUNITY PANEL NO. 48339C0195 F. EFFECTIVE DATE DECEMBER 19, 1996.
 - NO CONSTRUCTION OR FENCING OF ANY KIND IS PERMITTED IN THE FLOODWAY WITHOUT APPROVAL OF THE MONTGOMERY COUNTY ENGINEER.
 - THE SITE BENCHMARK CONSISTS OF A THREE INCH (3") BRASS DISK SET IN A CONCRETE COLUMN SIX INCHES (6") IN DIAMETER, THREE FEET (3') DEEP AND BURIED FLUSH WITH THE NATURAL GROUND.
 - THERE IS HEREBY DEDICATED A FIVE FOOT (5') UTILITY EASEMENT LYING ON BOTH SIDES OF ALL INTERIOR SIDE AND REAR LOT LINES UNLESS OTHERWISE SHOWN OR NOTED.
 - THERE IS HEREBY DEDICATED A SIXTEEN FOOT (16') UTILITY EASEMENT ALONG ALL PERIMETER LOT LINES UNLESS OTHERWISE SHOWN OR NOTED.
 - "BL" DENOTES A BUILDING LINE.
 - -DENOTES A SET 5/8" IRON ROD UNLESS OTHERWISE SHOWN OR NOTED.

OWNER: VIRGIN DEVELOPMENT VI, LTD.
17956 HIGHWAY 105 WEST
MONTGOMERY, TEXAS 77356

POWERS ENGINEERING
3706 W. DAVIS - CONROE, TEXAS 77304

File No. 99028551 Cab. L Sheet 189