

LINE	BEARING/CHORD	DIST/ARC	RADIUS	DELTA	CHORD DIST
C1	S03°02'31"W	60.63'	500.00'	6°56'50"	60.59'
L1	S00°25'54"E	139.52'			
L2	N89°34'06"E	60.00'			
L3	N00°25'54"W	139.52'			
C2	N03°31'06"E	60.67'	440.00'	7°54'00"	60.62'

105 WEST, LTD.  
RESIDUAL OF  
233.573 Ac.  
C.C.F.# 2001-089010  
R.P.R.M.C.

105 WEST, LTD.  
RESIDUAL OF  
662.264 Ac.  
C.C.F.# 9899787  
R.P.R.M.C.

GRAND HARBOR  
SECTION SEVEN  
CAB. U. SHT. 199  
M.R.M.C.

MOST WESTERLY CORNER  
OF LOT 5, BLOCK 1, GRAND  
HARBOR SECTION SIX-A.  
CAB. U. SHT. 124, M.R.M.C.

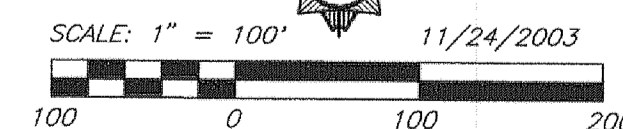
GRAND HARBOR  
SECTION SIX-A  
CAB. U. SHT. 124  
M.R.M.C.

MISTIC POINT  
SECTION SIX  
CAB. U. SHT. 106  
M.R.M.C.

GRAND HARBOR  
SECTION SIX  
CAB. U. SHT. 106  
M.R.M.C.

100-YEAR FLOODPLAIN PER  
FEMA PANEL NO. 48339C0195 F

SB7E 5070'  
AS SCALED FROM  
HODGE MASON MAP  
OWEN SHANNON, A-36  
JOHN CORNER, A-8  
THOMAS CORNER, A-10  
SCALED 500'



# FINAL PLAT GRAND HARBOR SECTION EIGHT

74 RESIDENTIAL LOTS \* 6 BLOCKS  
A SUBDIVISION OF  
46.216 ACRES OF LAND IN THE  
OWEN SHANNON SURVEY, A-36  
MONTGOMERY COUNTY, TEXAS

- NOTES:
- B.L. - BUILDING LINE
  - U.E. - UTILITY EASEMENT
  - D.E. - DRAINAGE EASEMENT
  - 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, TEXAS.
  - THIS PROPERTY IS SUBJECT TO A FLOWAGE AND INUNDATION EASEMENT UP TO 207.0 M.S.L. IN FAVOR OF THE SAN JACINTO RIVER AUTHORITY (SJRA) AS PER VOL. 711, PG. 126, DEED RECORDS OF MONTGOMERY COUNTY, TEXAS.
  - RESIDUAL OF 662.264 ACRES IS SUBJECT TO A BLANKET DRAINAGE EASEMENT PER C.C.F.# 2000-009227.
  - 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.
  - ALL STREET RIGHTS-OF-WAY ARE SIXTY FEET WIDE, ARE PRIVATE STREETS AND ARE HEREBY DEDICATED AS PUBLIC UTILITY EASEMENTS.
  - THE REQUIRED MINIMUM FINISHED FLOOR ELEVATION FOR HOMES ON THESE LOTS SHALL BE 207.00, HOWEVER A MINIMUM ELEVATION OF 208.00 (ONE FOOT ABOVE THE SJRA FLOWAGE AND INUNDATION EASEMENT) IS RECOMMENDED.
  - STORM WATER DETENTION FACILITIES, PRIVATE STREETS AND 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.
  - 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 (PER CITY OF CONROE ORDINANCE 17-1/2-119).
  - NOTES 10 & 11 WILL APPLY ONLY IF THE CITY OF CONROE ANNEXES THIS PROPERTY.
  - ALL CORNERS ARE SET 5/8" IRON RODS W/CAP UNLESS OTHERWISE SHOWN OR NOTED.
  - THERE IS A FIVE-FOOT (5') SIDE BUILDING LINE ALONG ALL SIDE LOT LINES UNLESS OTHERWISE SHOWN.
  - 50' RADIUS EASEMENT DEDICATED FOR USE AS A TEMPORARY TURN-AROUND UNTIL STREET IS EXTENDED IN A RECORDED PLAT.
  - ALL CORNERS ARE 5/8" IRON RODS UNLESS OTHERWISE SHOWN.

OWNER:  
FOS & J, Inc.  
a Texas Corporation  
15450 Walden Road  
Montgomery, TX 77356

File # 2004-015464 CABV sheet 158

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