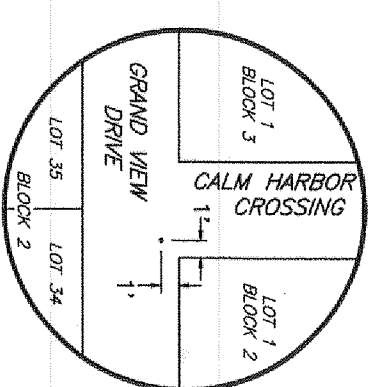


—VICINITY MAP—
MONTGOMERY COUNTY KEY MAP
PAGE 123 BLOCK 9
PAGE 124 BLOCK 11

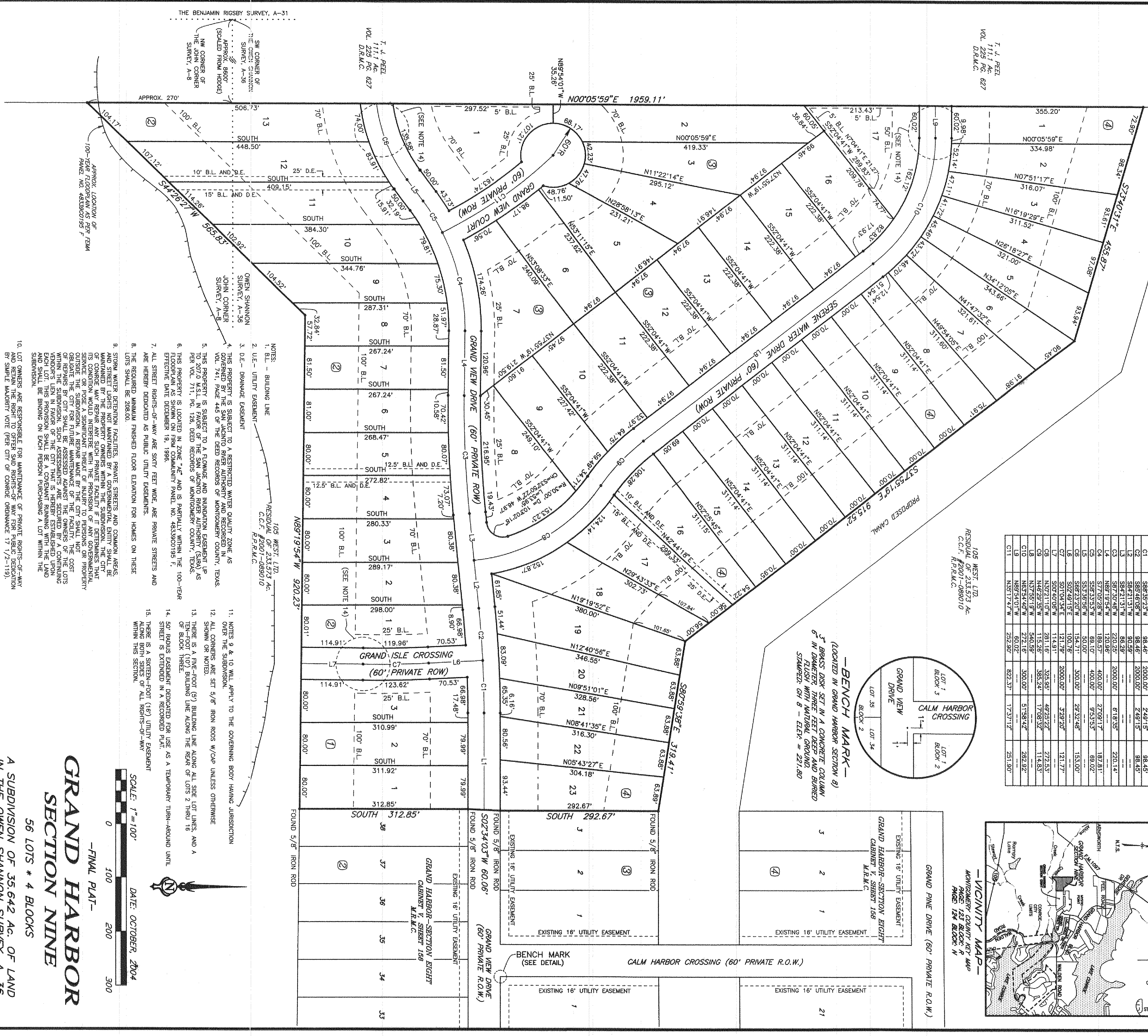
—CENTERLINE DATA—

LINE/CURVE	BEARING/CHORD	DIST./ARC	RADIUS	DELTA	CHORD DIST.
L1	S87°53'3"W	18.48'	2000.00'	248.11°	98.45'
C1	S88°48'0"W	98.48'	2000.00'	248.11°	98.45'
L2	S87°21'31"W	90.59'	2000.00'	248.11°	98.45'
C2	S87°50'48"W	220.25'	2000.00'	61°19'35"	220.14'
L3	S87°50'48"W	220.25'	2000.00'	61°19'35"	220.14'
C3	S77°05'28"W	199.57'	400.00'	27°09'17"	187.81'
L4	S77°05'28"W	199.57'	400.00'	27°09'17"	187.81'
C4	S57°35'53"W	50.00'	2932.48'	153.00'	153.00'
L5	S57°35'53"W	50.00'	2932.48'	153.00'	153.00'
C5	S02°48'13"E	100.17'	2000.00'	329.20'	121.77'
L6	S02°48'13"E	100.17'	2000.00'	329.20'	121.77'
C7	S07°40'08"W	114.51'	2000.00'	325.95'	482.922'
L7	S07°40'08"W	114.51'	2000.00'	325.95'	482.922'
C8	N46°29'55"W	115.26'	385.24'	17°08'32"	114.83'
L8	N46°29'55"W	115.26'	385.24'	17°08'32"	114.83'
C9	N37°55'19"W	540.59'	300.00'	51°58'42"	282.92'
L9	N37°55'19"W	540.59'	300.00'	51°58'42"	282.92'
C10	N87°54'07"W	272.18'	602.02'	823.37'	251.90'
L10	N87°54'07"W	272.18'	602.02'	823.37'	251.90'
C11	N57°17'47"W	252.90'	1737.17'	251.90'	251.90'
L11	N57°17'47"W	252.90'	1737.17'	251.90'	251.90'

105 WEST LTD.
RESIDUAL OF 233373 AC.
C.C.C. #2001-089010
R.P.R.M.C.



—BENCH MARK—
(LOCATED IN GRAND SECTION 8)
3" BRASS DISK SET IN A CONCRETE COLUMN
6" IN DIAMETER WITH METAL DISK AND BURNED
STAMPED: CH 8 - ELEV. = 221.80



OWNER: FOS & V, Inc. a Texas Corporation
15450 WALDEN ROAD
MONTGOMERY, TX 77336

JUL 2004 12227

MÖYER SURVEYING Co. P.C. Sht 01

SHEET 1 OF 2

THE BENJAMIN RIGSBY SURVEY, A-31
SW CORNER OF THE JOHN SHANNON SURVEY, A-36 APPROX. 8600' (SCALED FROM HOOKS)
N.W. CORNER OF THE JOHN SHANNON SURVEY, A-36 APPROX. 270'

105 WEST LTD.
RESIDUAL OF 233373 AC.
C.C.C. #2001-089010
R.P.R.M.C.

NOTES:
1. B.L. - BUILDING LINE
2. U.E. - UTILITY EASEMENT
3. D.E. - DRAINAGE EASEMENT
4. THIS PROPERTY IS SUBJECT TO A RESTRICTED WATER QUALITY ZONE AS GOVERNED BY THE SAN JACINTO RIVER AUTHORITY AND RECORDED IN VOL. 741, PAGE 448 OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS.
5. THIS PROPERTY IS SUBJECT TO A FLOODING AND INUNDATION EASEMENT (IUP) TO 2072 A.S.L. IN FAVOR OF THE SAN JACINTO RIVER AUTHORITY (SIRA) AS PER VOL. 711, PG. 126, DEED RECORDS OF MONTGOMERY COUNTY, TEXAS.
6. THIS PROPERTY IS LOCATED IN ZONE "A" AND IS PARTIALLY WITHIN THE 100-YEAR FLOODPLAIN AS SHOWN ON FIRM COMMUNITY PANEL NO. 4533900195 F, EFFECTIVE DATE DECEMBER 19, 1996.
7. ALL STREET RIGHTS-OF-WAY ARE SIXTY FEET WIDE AND ARE PRIVATE STREETS AND ARE HEREBY DEDICATED AS PUBLIC UTILITY EASEMENTS.
8. THE REQUIRED MINIMUM FINISHED FLOOR ELEVATION FOR HOMES ON THESE LOTS SHALL BE 208.00.
9. 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 MONTGOMERY, TEXAS, WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF THESE FACILITIES UNLESS 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 CONSTITUTE A WAIVER OF THE CITY'S LIABILITY TO THE PROPERTY 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 PROMISSOR SHALL BE A COMMON RISKMAKER WITH THE LAND AND SHALL BE BOUND ON EACH PERSON FURNISHING A LOT WITHIN THE LAND SUBDIVISION.
10. LOT OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF PRIVATE RIGHTS-OF-WAY AND MEAN THE RIGHT TO PREPARE AND CONDUCT SURVEYS FOR PUBLIC UTILITIES BY SIMPLE MEASUREMENT TO THE CENTER OF CORNER OR BOUNDARY 17 1/2-119).

—FINAL PLAT—
GRAND HARBOR SECTION NINE
56 LOTS * 4 BLOCKS
A SUBDIVISION OF 35.642 AC. OF LAND IN THE OWEN SHANNON SURVEY, A-36 AND THE JOHN CORNER SURVEY, A-8 MONTGOMERY COUNTY, TEXAS
SCALE: 1"=100'
DATE: OCTOBER, 2004