

**THE STATE OF TEXAS:
COUNTY OF MONTGOMERY:**

I, Steve Bowen, President of SJ Development, Inc., a Texas Corporation, owner of the property subdivided in the above and foregoing map of Grand Harbor Section Six-A, do hereby make subdivision of said property for and on behalf of said SJ Development, Inc., according to the lines, streets, lots, alleys, parks, building lines, and easements thereon shown, and designate said subdivision as Grand Harbor Section Six-A, located in the Owen Shannon Survey, A-36, Montgomery County, Texas and on behalf of said SJ Development, Inc., and except where private dedication is specifically indicated do 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 ourselves, our successors 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 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.

This is to certify that I, Steve Bowen, President of SJ Development, Inc., owner of the property subdivided in the above and foregoing map of Grand Harbor Section Six-A, 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 utility easements shown hereon.

FURTHER, I, Steve Bowen, President of SJ Development, Inc., do hereby dedicate forever to the public a strip of land a minimum of fifteen (15) feet wide on each side of the centerline 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 easements at any and all times for the purpose of construction and/or maintaining drainage work and/or structures.

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 to 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.

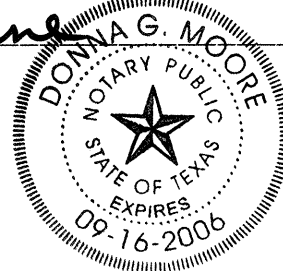
IN TESTIMONY WHEREOF, SJ Development, Inc., a Texas Corporation, has caused these presents to be signed by Steve Bowen, its President, thereunto authorized and its common seal hereunto affixed this 9th day of June, 2003.

SJ Development, Inc.
a Texas Corporation
[Signature]
Steve Bowen, President

**THE STATE OF TEXAS:
COUNTY OF MONTGOMERY:**

BEFORE ME, the undersigned authority, on this day personally appeared Steve Bowen, President of SJ Development, Inc., a Texas Corporation, 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 corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 9th day of June, 2003.



[Signature]
Donna G. Moore
Notary Public in and for
the State of Texas

We, Steve Bowen and John Femrite, owners and holders of a lien against the property described in the plat known as Grand Harbor Section Six-A, said lien being evidenced by instrument recorded under County Clerk's File No. 2002-057480 of the Real Property Records of Montgomery County, Texas, do hereby in all things subordinate to said plat said lien, and we hereby confirm that we are the present owners and holders of said lien and have not assigned the same nor any part thereof.

By: *[Signature]*
Steve Bowen
By: *[Signature]*
John Femrite

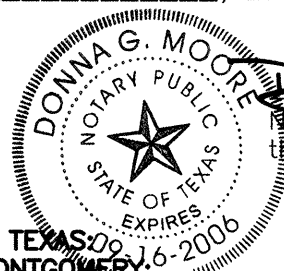
OWNER:
SJ Development, Inc.
a Texas Corporation
15450 Walden Road
Montgomery, TX 77356

File # 2003083950

**THE STATE OF TEXAS:
COUNTY OF MONTGOMERY:**

BEFORE ME, the undersigned authority, on this day personally appeared Steve Bowen, 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 set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 9th day of June, 2003.

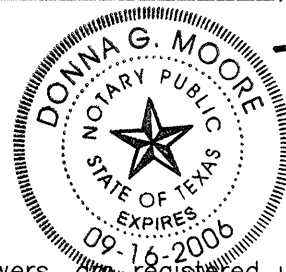


[Signature]
Donna G. Moore
Notary Public in and for
the State of Texas

**THE STATE OF TEXAS:
COUNTY OF MONTGOMERY:**

BEFORE ME, the undersigned authority, on this day personally appeared John Femrite, 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 set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 9th day of June, 2003.



[Signature]
Donna G. Moore
Notary Public in and for
the State of Texas

I, Ken Powers, 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 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 plat boundary corners have been tied to the nearest survey corner.

[Signature]
Ken Powers, R.P.L.S.
Texas Registration No. 3484



Certificate of Approval by Planning and Zoning Commission

On the 19th day of June, 2003, this plat was approved by the Planning and Zoning 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 of approval.

WITNESS the official signatures of the chairman and secretary of the City Planning and Zoning Commission of the City of Conroe, Texas this 19th day of June, 2003.

[Signature] Chairman
[Signature] Secretary

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

[Signature]
Mark J. Mooney, County Engineer

APPROVED by the Commissioners' Court of Montgomery County, Texas, this 14 day of July, 2003.

[Signature] Mike Meador, Commissioner Precinct 1
[Signature] Craig Doyal, Commissioner Precinct 2

[Signature] Ed Chance, Commissioner Precinct 3
[Signature] Ed Rinehart, Commissioner Precinct 4

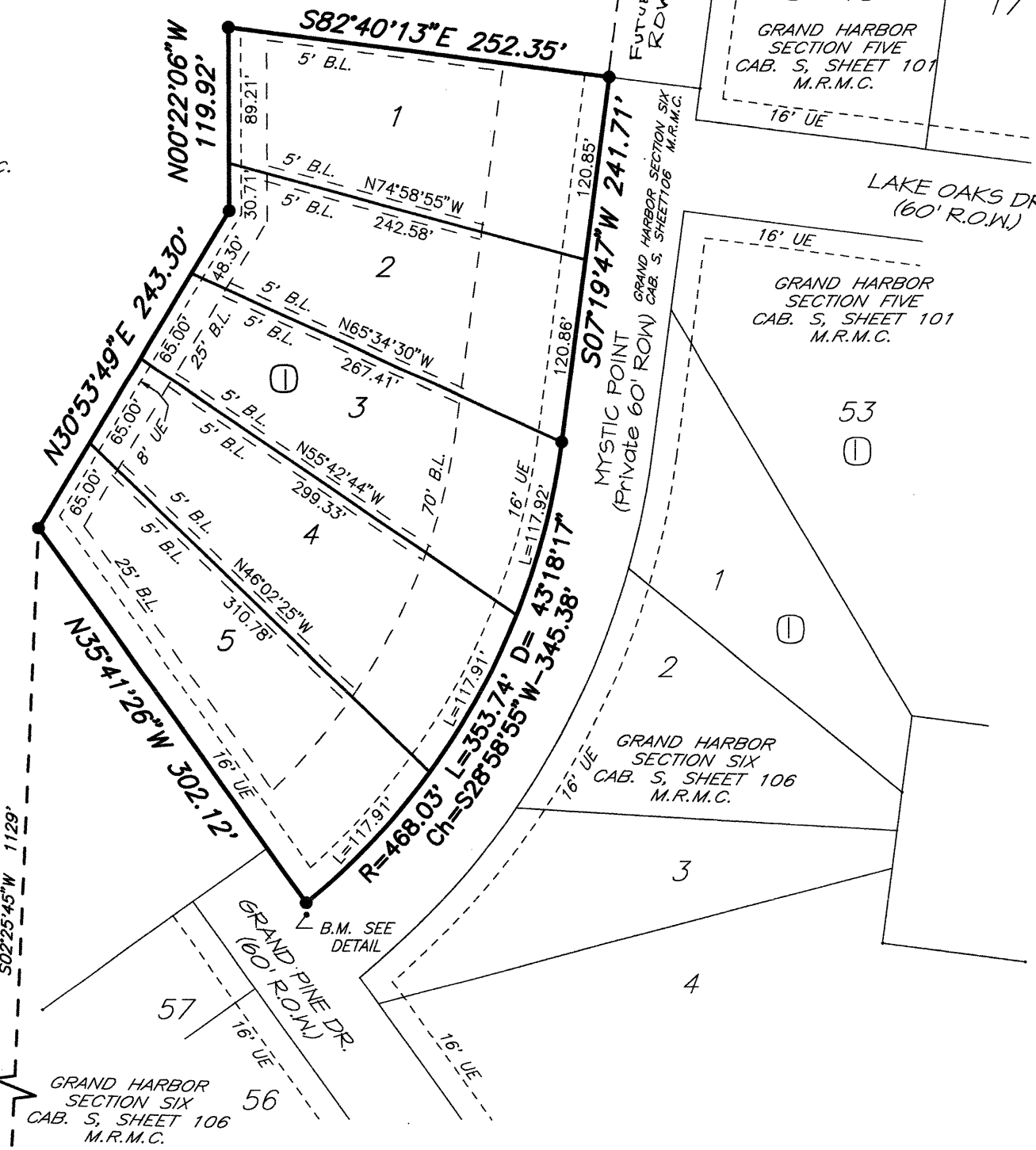
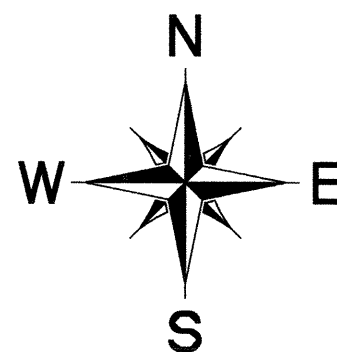
POWERS ENGINEERING
3706 W. DAVIS - CONROE, TEXAS 77304
(936) 756-2500 www.powers-engineering.com

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.

2003 JUL 17 AM 8:37

[Signature]
COUNTY CLERK
MONTGOMERY COUNTY TEXAS

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



- NOTES:
1. 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.
 2. 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. 683, PG. 15 AND VOL. 711, PG. 126. DEED RECORDS OF MONTGOMERY COUNTY, TEXAS.
 3. RESIDUAL OF 662.264 ACRES IS SUBJECT TO A BLANKET DRAINAGE EASEMENT PER C.C.F.# 2000-009227.
 4. THIS REPLAT DOES NOT NEGATE ANY RESTRICTIONS OR COVENANTS PLACED ON THE LOTS OF BLOCK 2 OF GRAND HARBOR SECTION SIX. SAID RESTRICTIONS WILL STILL APPLY TO THIS REPLAT.
 5. THE PURPOSE OF THE REPLAT IS TO RE-SUBDIVIDE THREE LOTS INTO FIVE LOTS.

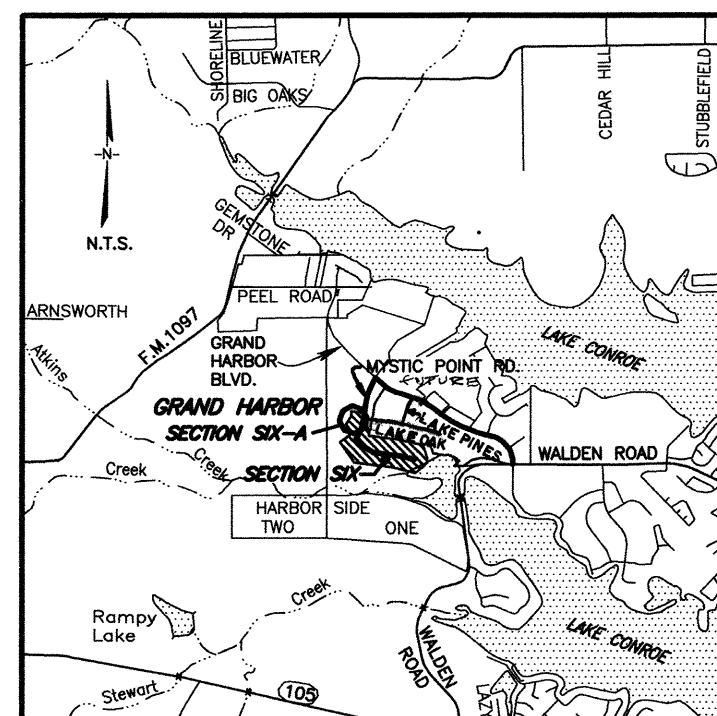
SCALE: 1" = 100' JUNE 2003
100 0 100 200 300

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 July 14, 2003, at 9:30 o'clock, A.M., and duly recorded on July 17, 2003, at 8:37 o'clock, A.M., in Cabinet U, Sheet 124, of record of _____ for said County.

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



[Signature]
Mark Turnbull, Clerk, County Court
Montgomery County, Texas
By: *[Signature]* Deputy



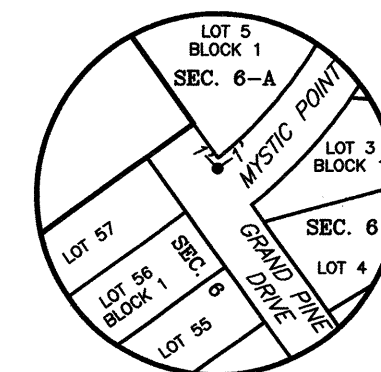
-VICINITY MAP-
MONTGOMERY COUNTY KEY MAP
PAGE: 123 BLOCK: R
PAGE: 124 BLOCK: N

-FINAL PLAT-

**GRAND HARBOR
SECTION SIX-A**

5 LOTS * 1 BLOCK * 0 RESERVES

A SUBDIVISION OF 3.000 ACRES OF LAND
IN THE OWEN SHANNON SURVEY, A-36
MONTGOMERY COUNTY, TEXAS
BEING A REPLAT OF BLOCK TWO OF
GRAND HARBOR SECTION SIX AS RECORDED
IN CABINET U, SHEETS 106 & 107 M.R.M.C.



-BENCH MARK-
#1 M. FOR GRAND HARBOR SEC. SIX USED#
3" BRASS DISK SET IN A CONCRETE COLUMN
6" IN DIAMETER, THREE FEET DEEP AND
BURIED FLUSH WITH NATURAL GROUND.
STAMPED: GH 6 - ELEV. = 213.46

Cabinet U Sheet 124