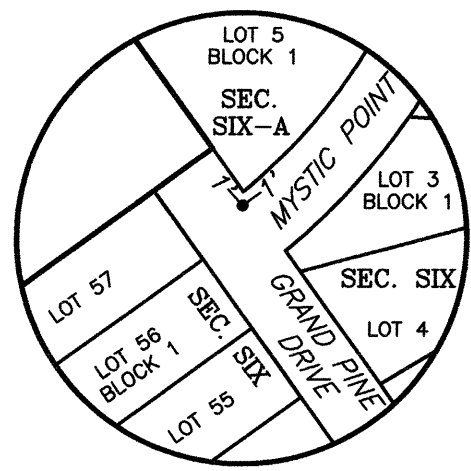


**-VICINITY MAP-**  
MONTGOMERY COUNTY KEY MAP  
PAGE: 123 BLOCK: R  
PAGE: 124 BLOCK: N

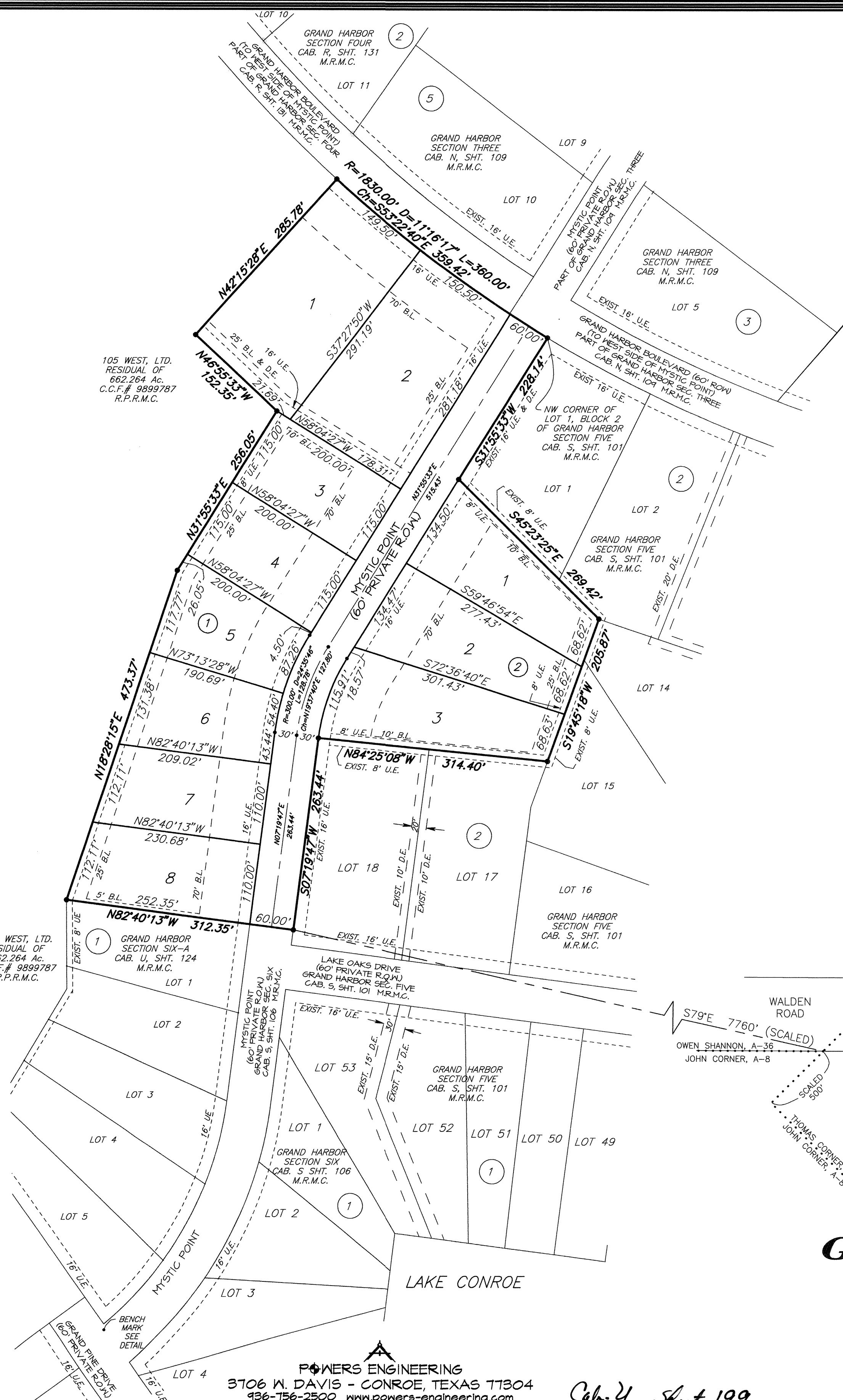


**-BENCH MARK-**  
3" BRASS DISK SET IN A CONCRETE COLUMN  
6" IN DIAMETER, THREE FEET DEEP AND  
BURIED FLUSH WITH NATURAL GROUND.  
STAMPED: GH 6 - ELEV. = 213.46

NOTE:  
B.M. FOR GRAND HARBOR SECTION SIX AND  
SECTION SIX-A REUSED FOR SECTION SEVEN

- 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 445 OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS.
  5. 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 MONTGOMERY COUNTY, TEXAS.
  6. RESIDUAL OF 662.264 ACRES IS SUBJECT TO A BLANKET DRAINAGE EASEMENT PER C.C.F.# 2000-009227.
  7. 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.
  8. THE MINIMUM FINISHED FLOOR ELEVATION FOR ALL LOTS SHALL BE 207.00 WHICH IS THE SAME ELEVATION AS THE SJRA FLOWAGE AND INUNDATION EASEMENT, HOWEVER, A MINIMUM FINISHED FLOOR ELEVATION OF 208.00 IS RECOMMENDED.
  9. ALL STREET RIGHTS-OF-WAY ARE SIXTY FEET WIDE AND PRIVATE.
  10. STORM WATER FACILITIES, PRIVATE STREETS, 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 THE 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.
  11. 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).
  12. NOTES 10 & 11 WILL APPLY ONLY IF THE CITY OF CONROE ANNEXES THIS PROPERTY.
  13. ALL CORNERS ARE SET 5/8" IRON RODS W/CAP UNLESS OTHERWISE SHOWN OR NOTED.
  14. PRIVATE RIGHTS-OF-WAY ARE ALSO DEDICATED AS UTILITY EASEMENTS.
  15. THERE IS A FIVE FOOT (5') SIDE BUILDING LINE ALONG ALL SIDE LOT LINES UNLESS SHOWN OTHERWISE.

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

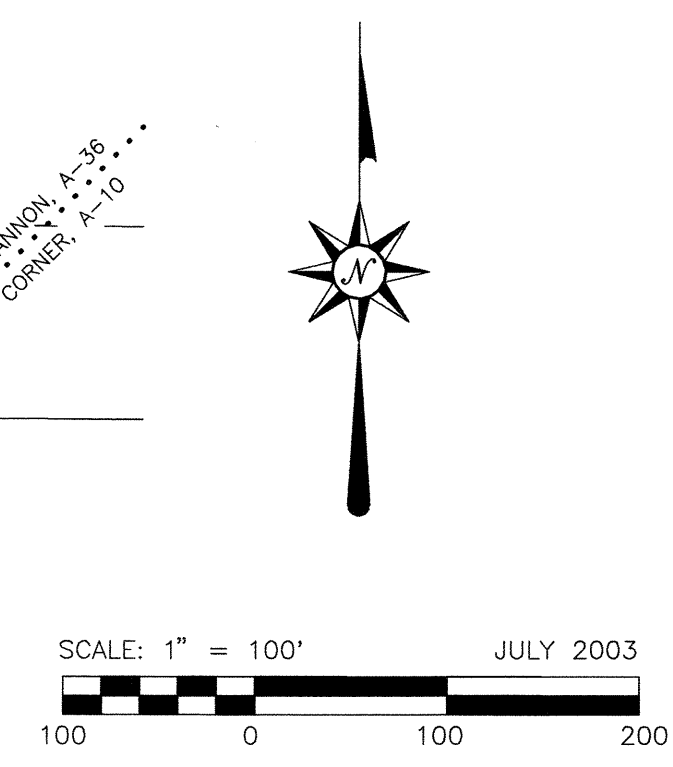


OWNER:  
SJ Development, Inc.  
a Texas Corporation  
15450 Walden Road  
Montgomery, TX 77356

File # 2003-117770

**POWERS ENGINEERING**  
3706 W. DAVIS - CONROE, TEXAS 77304  
436-756-2500 www.powers-engineering.com

Sub. 4 sheet 199



**FINAL PLAT**  
**GRAND HARBOR**  
**SECTION SEVEN**

11 RESIDENTIAL LOTS \* 2 BLOCKS  
A SUBDIVISION OF  
8.664 ACRES OF LAND IN THE  
OWEN SHANNON SURVEY, A-36  
MONTGOMERY COUNTY, TEXAS

FILED FOR RECORD

2603 SEP 25 AM 10:37

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 Seven, 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 Seven, 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 Seven, 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 constructing 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

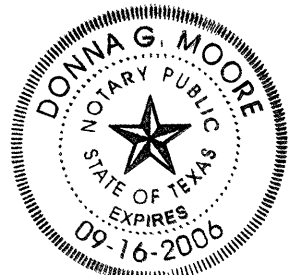
25 day of August, 2003.

SJ Development, Inc., a Texas Corporation, 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 25 day of August, 2003.



Donna G. Moore, Notary Public in and for the State of Texas

LEINHOLDER

We, Steve Bowen and John Femrite, owners and holders of a lien against the property described in the plat known as Grand Harbor Section Seven, said lien being evidenced by instrument recorded under County Clerk's File No. 2003-102453 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.

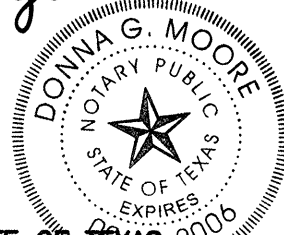
By: Steve Bowen

By: John Femrite

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 25 day of August, 2003.



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 25 day of August, 2003.



Donna G. Moore, Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATION

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.

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



Certificate of Approval by Planning and Zoning Commission

On the 14th day of September, 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 12th day of September, 2003.

Morris Eickenhorst, Chairman

Tammy Bajaj, Secretary

COUNTY ENGINEER CERTIFICATION

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.

Mark J. Mooney, County Engineer

COMMISSIONERS' COURT:

APPROVED by the Commissioners' Court of Montgomery County, Texas, this 22nd day of September, 2003.

Mike Meador, Commissioner Precinct 1

Craig Doyl, Commissioner Precinct 2

Alan B. Sadler, County Judge

Ed Chance, Commissioner Precinct 3

Ed Rinehart, Commissioner 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

9-22-2003, at 4 o'clock, A.M., and duly recorded on 9-25-03, 2003, at 10:37 o'clock, A.M., in Cabinet 4, Sheet 199-200 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.

Mark Turnbull, Clerk, County Court Montgomery County, Texas. By: Albie Drake, Deputy

FINAL PLAT GRAND HARBOR SECTION SEVEN

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

File # 2003-117770

Calc. U

Sheet 200

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