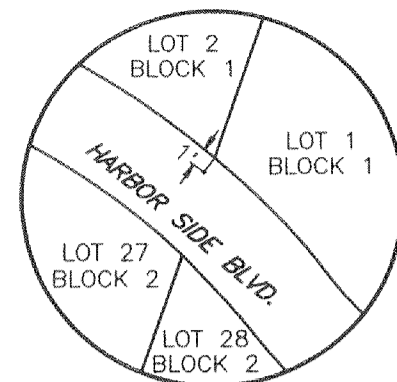
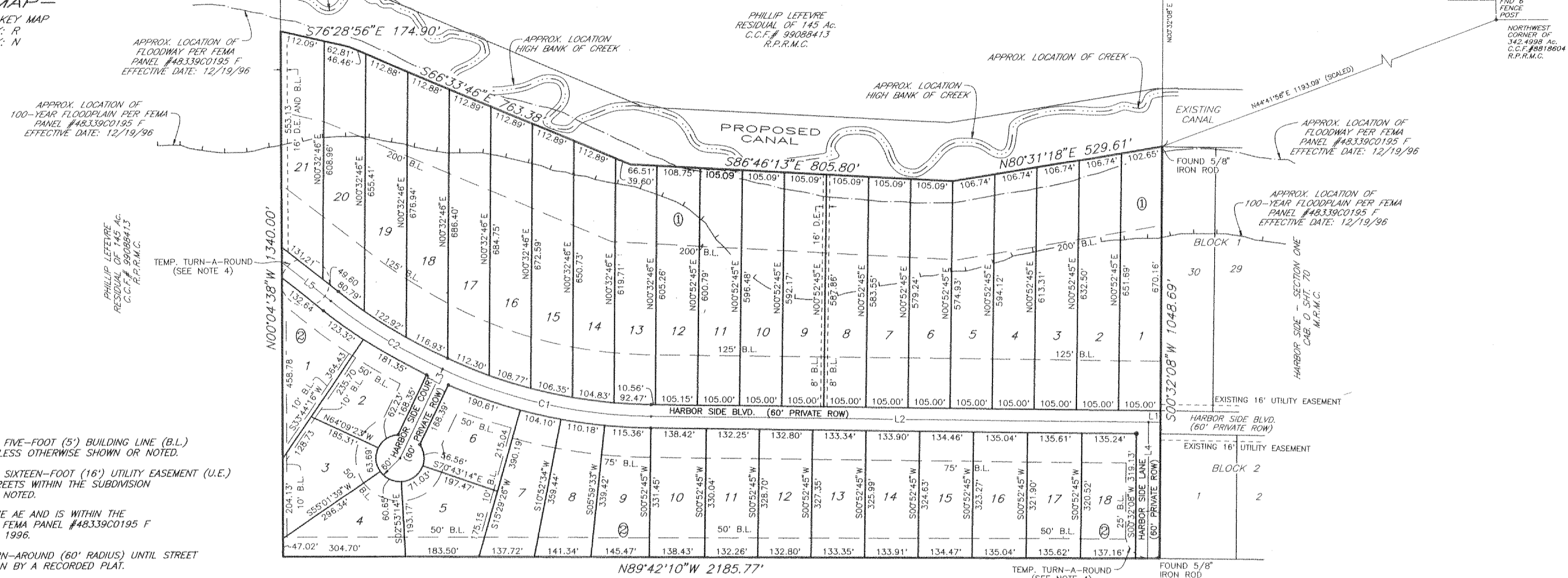


-VICINITY MAP-
MONTGOMERY COUNTY KEY MAP
PAGE: 123 BLOCK: R
PAGE: 124 BLOCK: N



-BENCH MARK-
(LOCATED IN HARBOR SIDE SECTION ONE)
3" BRASS DISK SET IN A CONCRETE COLUMN
6" IN DIAMETER, THREE FEET DEEP AND BURIED FLUSH
WITH NATURAL GROUND.
STAMPED: HS 1 - ELEV. = 238.00

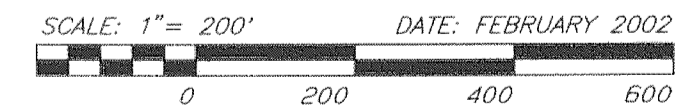


NOTES:

1. THERE IS HEREBY DEDICATED A FIVE-FOOT (5') BUILDING LINE (B.L.) ALONG ALL SIDE LOT LINES UNLESS OTHERWISE SHOWN OR NOTED.
2. THERE IS HEREBY DEDICATED A SIXTEEN-FOOT (16') UTILITY EASEMENT (U.E.) ALONG BOTH SIDES OF ALL STREETS WITHIN THE SUBDIVISION UNLESS OTHERWISE SHOWN OR NOTED.
3. THIS TRACT IS LOCATED IN ZONE AE AND IS WITHIN THE 100 YEAR FLOODPLAIN AS PER FEMA PANEL #4833900195 F EFFECTIVE DATE DECEMBER 19, 1996.
4. TEMPORARY EASEMENT FOR TURN-AROUND (60' RADIUS) UNTIL STREET IS EXTENDED IN SAME DIRECTION BY A RECORDED PLAT.
5. ALL BOUNDARY CORNERS ARE SET 5/8" IRON RODS W/CAP UNLESS OTHERWISE SHOWN OR NOTED.
6. 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. (WILL ONLY APPLY IF THE CITY OF CONROE ANNEXES THIS PROPERTY)
7. PRIVATE RIGHT-OF-WAYS ARE ALSO DEDICATED AS UTILITY EASEMENTS.
8. LOT OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF PRIVATE RIGHT-OF-WAYS AND RETAIN THE RIGHT TO OFFER SAID RIGHT-OF-WAYS FOR PUBLIC DEDICATION BY SIMPLE MAJORITY VOTE (PER CITY OF CONROE ORDINANCE 17 1/2-119). (WILL ONLY APPLY IF THE CITY OF CONROE ANNEXES THIS PROPERTY)
9. THE RECOMMENDED MINIMUM FINISHED FLOOR ELEVATION ON LAKE CONROE IS 207 OR ONE FOOT ABOVE BASE FLOOD ELEVATION (BFE).
10. (D.E.) - DENOTES A DRAINAGE EASEMENT.
11. THIS PROPERTY IS SUBJECT TO A RESTRICTED WATER QUALITY ZONE AS GOVERNED BY THE SAN JACINTO RIVER AUTHORITY AND RECORDED IN VOL. 741 PG. 445 OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS.

-CENTERLINE DATA-

LINE	BEARING/CHORD	DIST./ARC	RADIUS	DELTA	CHORD DIST.
L1	N89°07'15"W	30.00'	---	---	---
L2	N89°07'15"W	1240.89'	---	---	---
L3	S25°16'10"W	250.00'	---	---	---
L4	S00°32'08"W	348.70'	---	---	---
L5	N51°19'17"W	156.73'	---	---	---
C1	N76°55'33"W	537.49'	1262.62'	24°23'25"	533.44'
C2	N58°01'33"W	327.65'	1400.00'	13°24'34"	326.91'



HARBOR SIDE SECTION TWO
39 RESIDENTIAL LOTS + 2 BLOCKS

A SUBDIVISION OF
53.623 ACRES OF LAND IN THE
JOHN CORNER SURVEY, A-8
MONTGOMERY COUNTY, TEXAS

OWNER: LC DEVELOPMENT, Ltd.
a Texas Limited Partnership
15450 Walden Road
Montgomery, TX 77356

File # 2002027403

Cal. R. Sheet 133

POWERS ENGINEERING
3706 W. DAVIS - CONROE, TEXAS 77304