

WM. PATTERSON SURVEY, A-421

JOHN H. WOOD SURVEY, A-603

OWEN SHANNON SURVEY, A-36

N15°38'00"E
250.00'

TRACTS 1-5
0.1148 AC. EACH
VOL. 797 PG. 87 D.R.M.C.

N89°50'00"E
100.00'

WOLF
64.67 AC.
867 PG. 601
D.R.M.C.

STATE HIGHWAY ROW
PROJECT #1259-1
(80'-155' ROW)

DEYO, T.J.
10.00 AC.
CCF #8406528
R.P.R.M.C.

DEYO, T.J.
4.9325 AC.
CCF #9232857
R.P.R.M.C.

BIG 3 TREES
4.9325 AC.
CCF #9232856
R.P.R.M.C.

LOOPER, J.
12.350 AC.
CCF #8718765
R.P.R.M.C.

LOOPER, J.
3.000 AC.
CCF #8718765
R.P.R.M.C.

WOOD
145.46 AC.
VOL. 233, PG. 142
D.R.M.C.

GEMSTONE ESTATES
CAB. 1, SHT. 122 M.R.M.C.

RESIDUAL OF 662.26 AC.
CCF #9899787
R.P.R.M.C.

RESIDUAL OF UNRESTRICTED RESERVE "B" GEMSTONE ESTATES
CAB. 1, SHT. 122 M.R.M.C.

LAKE CONROE

APPROX. LOCATION OF
100 YEAR FLOODPLAIN AS PER FEMA

UNRESTRICTED RESERVE "A" (2.756 AC.)

UNRESTRICTED RESERVE "B" (13.021 AC.)

UNRESTRICTED RESERVE "C" (13.021 AC.)

S88°03'26"W 1090.62'

S89°18'26"W 1965.62'

N86°25'03"W 317.01'

NOTES:

1. ALL CUL-DE-SACS HAVE A SIXTY FOOT (60') RADIUS AND THIRTY FOOT (30') RADIUS ON RETURNS.
2. THERE IS HEREBY DEDICATED A SIXTEEN FOOT (16') UTILITY EASEMENT ALONG BOTH SIDES OF ALL ROADS.
3. LOTS 29, 30, 31, AND 32 IN BLOCK TWO ARE PROHIBITED FROM DIRECT ACCESS TO PEEL ROAD.
4. ALL ROAD RIGHTS-OF-WAY ARE SIXTY FEET (60') WIDE. ALL ROADS EXCEPT PEEL ROAD SHALL BE PRIVATE.
5. THERE IS HEREBY DEDICATED A FIVE FOOT (5') BUILDING LINE ALONG ALL SIDE AND REAR LOT LINES UNLESS OTHERWISE SHOWN OR NOTED.
6. RESTRICTED RESERVE "C" IS FOR USE AS A WATER PLANT.
7. THIS PROPERTY IS SUBJECT TO A FLOWAGE AND INUNDATION EASEMENT UP TO 207 M.S.L. IN FAVOR OF THE SAN JACINTO RIVER AUTHORITY.
8. ALL WATERFRONT LOTS ARE BULKHEADED AND FILLED TO ELEVATION 203 OR HIGHER.
9. THIS PROPERTY IS LOCATED IN ZONE "AE" AND IS PARTIALLY WITHIN THE 100 YEAR FLOOD BOUNDARY AS SHOWN ON FEMA FIRM COMMUNITY PANEL NO. 48339C0195 F. EFFECTIVE DATE DECEMBER 19, 1996.
10. NO CONSTRUCTION OR FENCING OF ANY KIND IS PERMITTED IN THE FLOODWAY WITHOUT APPROVAL OF THE MONTGOMERY COUNTY ENGINEER.
11. THE SITE BENCHMARK CONSISTS OF A THREE INCH (3") BRASS DISK SET IN A CONCRETE COLUMN SIX INCHES (6") IN DIAMETER, THREE FEET (3") DEEP AND BURIED FLUSH WITH THE NATURAL GROUND.
12. THERE IS HEREBY DEDICATED A FIVE FOOT (5') UTILITY EASEMENT LYING ON BOTH SIDES OF ALL INTERIOR SIDE AND REAR LOT LINES UNLESS OTHERWISE SHOWN OR NOTED.
13. THERE IS HEREBY DEDICATED A SIXTEEN FOOT (16') UTILITY EASEMENT ALONG ALL PERIMETER LOT LINES UNLESS OTHERWISE SHOWN OR NOTED.
14. "BL" DENOTES A BUILDING LINE.
15. * -DENOTES A SET 5/8" IRON ROD UNLESS OTHERWISE SHOWN OR NOTED.

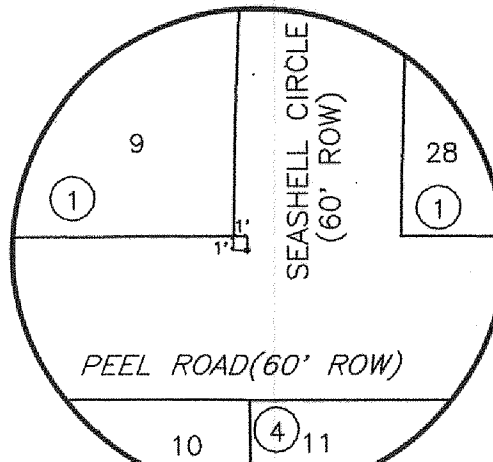
-BOUNDARY DATA-

| LINE | BEARING | ARC/DIST | RADIUS | DELTA |
|------|-------------|----------|--------|-------|
| L1 | S71°04'00"E | 2055.91' | --- | --- |
| L2 | S83°38'00"E | 69.30' | --- | --- |
| L3 | S79°29'07"W | 91.80' | --- | --- |
| L4 | S70°48'00"E | 97.00' | --- | --- |
| L5 | S70°48'00"E | 183.70' | --- | --- |
| L6 | S63°24'00"E | 139.20' | --- | --- |
| L7 | S64°51'00"E | 237.60' | --- | --- |
| L8 | S75°49'00"E | 62.70' | --- | --- |
| L9 | S48°08'00"E | 71.70' | --- | --- |
| L10 | S54°44'00"E | 159.80' | --- | --- |
| L11 | S68°04'00"E | 135.60' | --- | --- |
| L12 | S49°31'00"E | 86.00' | --- | --- |
| L13 | S07°08'00"E | 114.20' | --- | --- |
| L14 | S00°09'00"W | 66.70' | --- | --- |
| L15 | S24°49'45"E | 77.25' | --- | --- |

-CENTERLINE DATA-

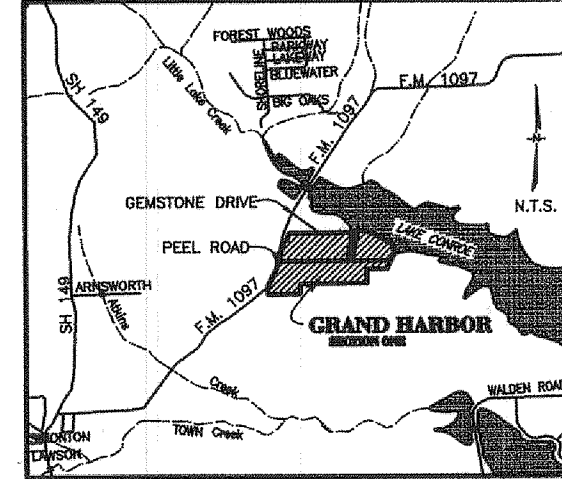
| LINE | BEARING | ARC/DIST | RADIUS | DELTA |
|------|-------------|----------|----------|-----------|
| L15 | S89°47'04"E | 2055.91' | --- | --- |
| L16 | N11°30'53"E | 379.46' | --- | --- |
| L17 | N78°29'07"W | 30.00' | --- | --- |
| L18 | S89°47'04"E | 950.08' | --- | --- |
| L19 | N00°12'56"E | 333.54' | --- | --- |
| L20 | N62°30'25"W | 57.71' | --- | --- |
| L21 | N41°40'08"E | 30.00' | --- | --- |
| L22 | S62°30'25"E | 524.74' | --- | --- |
| L23 | S89°47'04"E | 845.73' | --- | --- |
| L24 | S22°27'44"W | 453.10' | --- | --- |
| C1 | --- | 488.71' | 2478.18' | 11°17'57" |
| C2 | --- | 219.58' | 461.22' | 27°16'39" |
| C3 | --- | 185.56' | 750.00' | 14°10'33" |
| C4 | --- | 271.26' | 342.52' | 45°22'30" |
| C5 | --- | 201.91' | 520.01' | 22°14'48" |
| C6 | --- | 225.46' | 678.41' | 19°02'28" |

-BENCH MARK-

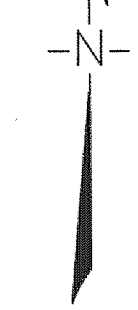


3" BRASS DISK SET IN CONCRETE
ELEVATION= 245.0
STAMPED:GH-1

-VICINITY MAP-



MONTGOMERY COUNTY KEY MAP
PAGE 123, BLOCKS G AND H



SCALE: 1" = 200'
0 200 400 600
MARCH 1999

**FINAL PLAT
GRAND HARBOR
SECTION ONE**

83 LOTS * 4 BLOCKS * 4 RESERVES

A SUBDIVISION OF 150.850 ACRES OF LAND
IN THE OWEN SHANNON SURVEY, A-36
MONTGOMERY COUNTY, TEXAS
BEING 149.818 ACRES OUT OF 662.264 ACRES
AS RECORDED UNDER CCF #9899787 R.P.R.M.C.
AND A REPLAT OF 0.400 ACRE AND 0.632 ACRE OUT
OF UNRESTRICTED RESERVE "B" GEMSTONE ESTATES,
CAB. 1, SHT. 122 M.R.M.C.

OWNER: VIRGIN DEVELOPMENT VI, LTD.
17956 HIGHWAY 105 WEST
MONTGOMERY, TEXAS 77356

POWERS ENGINEERING
3706 W. DAVIS - CONROE, TEXAS 77304

File No. 99028551 Cab. L Sheet 189