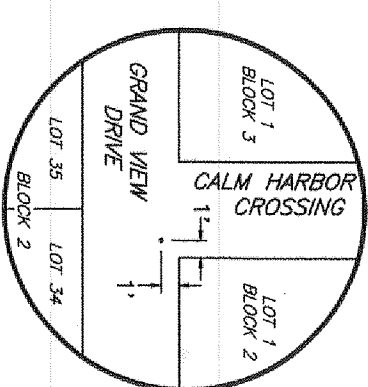
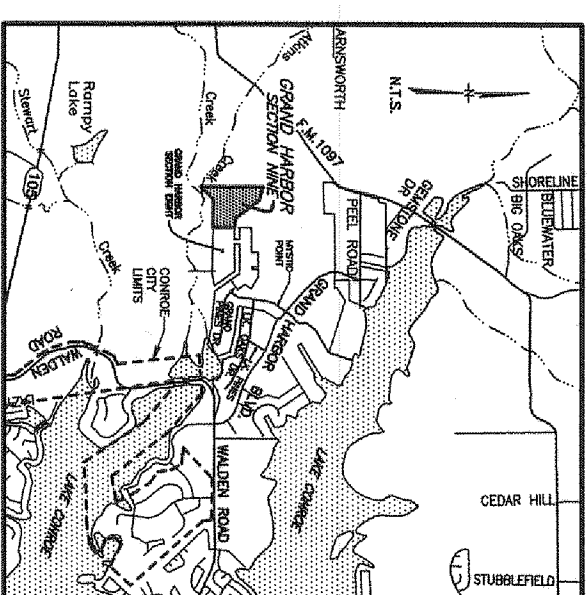


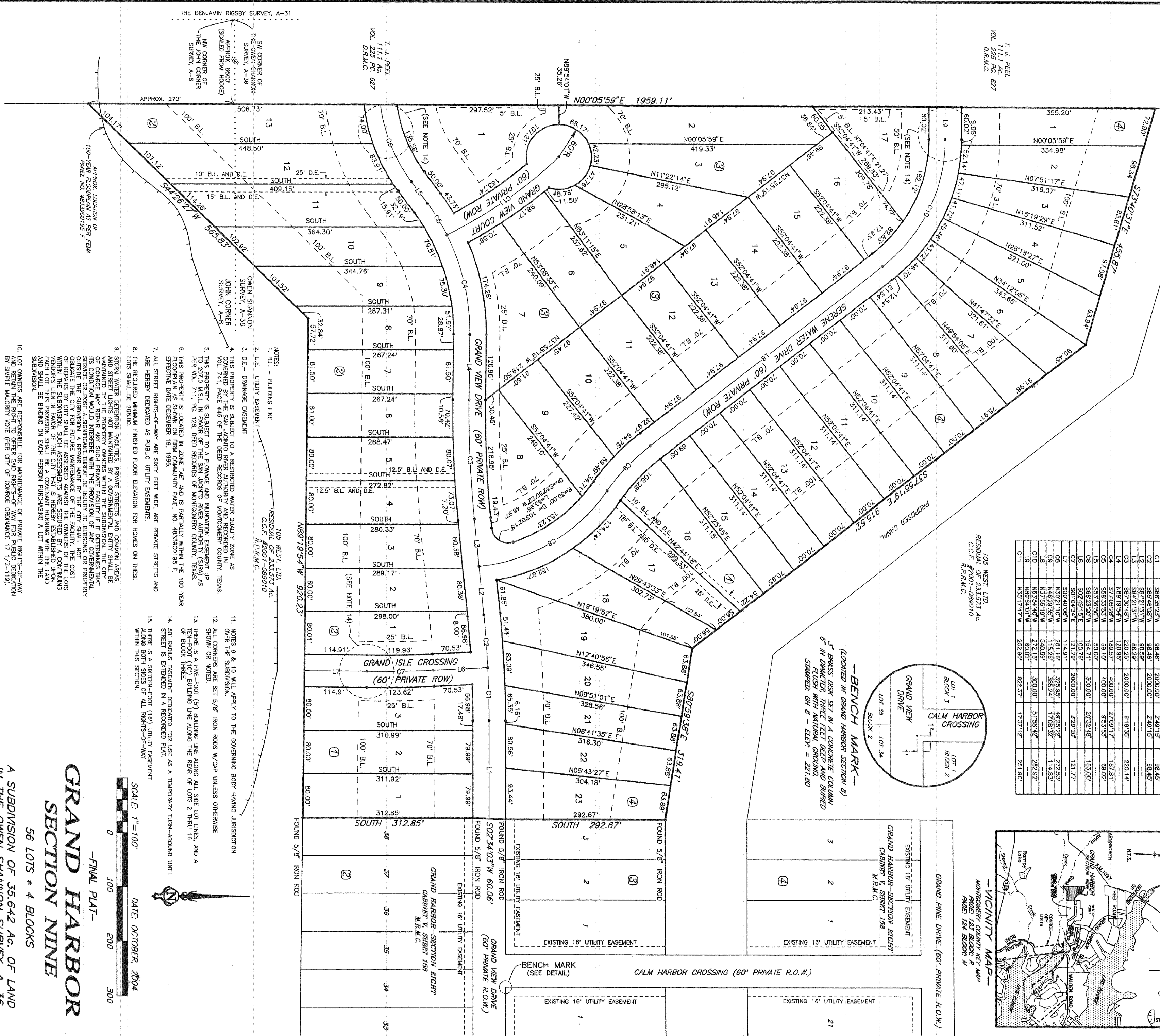
**-CENTERLINE DATA-**

LINE/CURVE	BEARING/CHORD	DIST./ARC	RADIUS	DELTA	CHORD DIST.
C1	S87°50'33"W	18.48'	2000.00'	248.11°	98.45'
C2	S82°48'08"W	98.48'	2000.00'	248.11°	98.45'
L2	S84°21'31"W	90.59'	---	---	---
C3	S87°50'48"W	220.25'	2000.00'	61°18'35"	220.14'
L4	S87°50'48"W	120.98'	---	---	---
C4	S77°05'28"W	189.57'	400.00'	27°09'17"	181.81'
C5	S57°35'53"W	89.10'	400.00'	9°53'53"	69.02'
L5	S57°35'56"W	50.00'	---	---	---
C6	S82°23'20"W	154.71'	300.00'	28°32'48"	153.00'
L6	S02°48'19"E	100.18'	---	---	---
C7	S07°40'08"W	114.93'	2000.00'	329.20°	121.77'
C8	N307°40'08"W	114.93'	---	---	---
C9	N307°21'10"W	281.16'	325.95'	48°23'22"	272.53'
C9	N46°29'55"W	115.26'	---	---	---
L8	N37°55'19"W	540.59'	---	---	---
C10	N63°54'40"W	272.18'	300.00'	17°08'32"	114.83'
L9	N87°54'07"W	60.02'	---	---	---
C11	N57°17'47"W	252.90'	822.37'	17°37'12"	251.90'



**-BENCH MARK-**

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



SCALE: 1"=100'  
DATE: OCTOBER, 2004

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

OWNER: FOS & V, Inc. a Texas Corporation  
15450 WALDEN ROAD  
MONTGOMERY, TX 77336  
J&V # 2004/22227  
M&Y SURVEYING Co. X  
3706 WEST LANE - CONROE, TX 77385  
SHEET 1 OF 2

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 (IAP) TO 2072 M.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-C" AND IS PARTIALLY WITHIN THE 100-YEAR FLOODPLAIN AS SHOWN ON FIRM COMMUNITY PANEL NO. 4833900195 F.  
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 ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY SUCH FACILITIES AND THE CITY ENGINEER'S 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 BE CONSIDERED A MAINTENANCE OBLIGATION OF THE CITY. THE CITY SHALL NOT BE RESPONSIBLE FOR THE REPAIRS OF THE LOTS WITHIN THE SUBDIVISION. SUCH ASSESSMENTS ARE SECURED BY A CONTINUING ENDORSEMENT LIEN IN FAVOR OF THE CITY THAT IS HEREBY ESTABLISHED UPON EACH LOT. THIS PROMISSORY LIEN SHALL BE A COMMON RANING WITH THE LAND AND SHALL BE BINDING ON EACH PERSON PURSUING A LOT WITHIN THE LAND SUBDIVISION.  
10. LOT OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF PRIVATE RIGHTS-OF-WAY AND MEAN THE RIGHT TO OFFER SAID RIGHTS-OF-WAY FOR PUBLIC DEDICATION BY SIMPLE MAJORITY VOTE (FIFTEEN OUT OF SEVENTEEN) OR BY A SUPER MAJORITY VOTE (TEN OUT OF SEVENTEEN) OR CHANGE OR ABANDON THE 17 1/2'-19).  
11. NOTES 9 & 10 WILL APPLY TO THE GOVERNING BODY HAVING JURISDICTION OVER THE SUBDIVISION.  
12. ALL CORNERS ARE SET 5/8" IRON RODS W/CAP UNLESS OTHERWISE SHOWN OR NOTED.  
13. THERE IS A FIVE-FOOT (5') BUILDING LINE ALONG ALL SIDE LOT LINES, AND A FIVE-FOOT (5') BUILDING LINE ALONG THE REAR OF LOTS 2 THRU 18 OF BLOCK THREE.  
14. 50' RIGHTS EASEMENT DEDICATED FOR USE AS A TEMPORARY TURN-AROUND UNTIL STREET IS EXTENDED IN A RECORDED PLAT.  
15. THERE IS A SIXTEEN-FOOT (16') UTILITY EASEMENT ALONG BOTH SIDES OF ALL RIGHTS-OF-WAY WITHIN THIS SECTION.