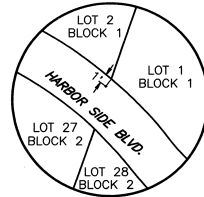


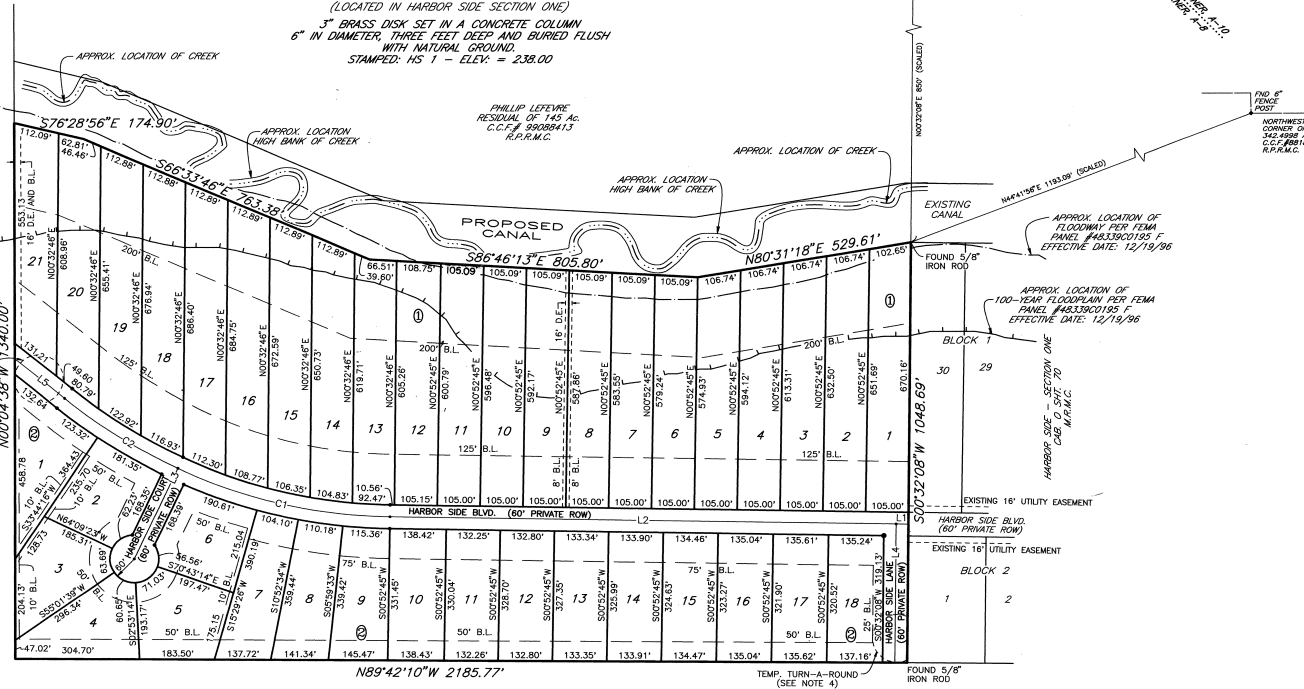
**-VICINITY MAP-**  
MONTGOMERY COUNTY KEY MAP  
PAGE: 123 BLOCK: R  
PAGE: 124 BLOCK: M



**-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. = 239.00

APPROX. LOCATION OF  
FLOODWAY PER FEMA  
PANEL #48339C0195 F  
EFFECTIVE DATE: 12/19/96

APPROX. LOCATION OF  
100-YEAR FLOODPLAIN PER FEMA  
PANEL #48339C0195 F  
EFFECTIVE DATE: 12/19/96

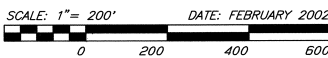


- NOTES:**
1. THERE IS HEREBY DEDICATED A FIVE-FOOT (5') BUILDING LINE (B.L.) ALONG ALL SIDE LOT LINES UNLESS OTHERWISE SHOWN OR NOTED.
  2. THERE IS HEREBY DEDICATED A SIXTEEN-FOOT (16') UTILITY EASEMENT (U.E.) ALONG BOTH SIDES OF ALL STREETS WITHIN THE SUBDIVISION UNLESS OTHERWISE SHOWN OR NOTED.
  3. THIS TRACT IS LOCATED IN ZONE AE AND IS WITHIN THE 100 YEAR FLOODPLAIN AS PER FEMA PANEL #48339C0195 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 OPEN 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.

PHILLIP LEFEVRE  
RESURVEY OF 145 AC.  
C.C.F.# 99088413  
R.P.R.M.C.

**-CENTERLINE DATA-**

LINE	BEARING/CHORD	DIST./ARC	RADIUS	DELTA	CHORD
L1	N89°07'15"W	30.00'	---	---	---
L2	N89°07'15"W	1240.89'	---	---	---
L3	S29°18'10"W	250.00'	---	---	---
L4	S00°32'08"W	348.70'	---	---	---
L5	N51°19'17"W	156.73'	---	---	---
C1	N78°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-B  
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 77330

C:\DATA\HARBOR\_SIDE\_2\SECTION\_2.pro 2/20/2002 1:40PM J.P.E.

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

I, Steve Bowen, President of Cote D'Azur, Inc. a Texas Corporation, as General Partner of LC Development, Ltd., a Texas Limited Partnership, owner of the property subdivided in the above and foregoing map of Harbor Side Section Two, do hereby make subdivision of said property for and on behalf of said LC Development, Ltd., according to the lines, streets, lots, alleys, parks, building lines, and easements thereon shown, and designate said subdivision as Harbor Side Section Two, located in the John Corner Survey, A-8, Montgomery County, Texas and on behalf of said LC Development, Ltd.; 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 Cote D'Azur, Inc., a Texas Corporation as General Partner of LC Development, Ltd., a Texas Limited Partnership, owner of the property subdivided in the above and foregoing map of Harbor Side Section Two, have compiled 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, we 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, LC Development, Ltd., a Texas Limited Partnership, has caused these presents to be signed by Steve Bowen, President of Cote D'Azur, Inc., its common seal hereunto affixed this 8th day of February, 2002.

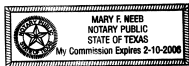
LC DEVELOPMENT, Ltd.  
a Texas Limited Partnership

*Steve Bowen*  
Steve Bowen, President  
Cote D'Azur, Inc.  
A Texas Corporation as  
General Partner

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

BEFORE ME, the undersigned authority, on this day personally appeared Steve Bowen, President, of Cote D'Azur, Inc., a Texas Corporation, as General Partner of LC Development, Ltd., a Texas Limited Partnership, 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 8th day of February, 2002.



*Mary F. Neeb*  
Notary Public in and for  
Montgomery County, Texas

We, Steve Bowen and John Ferrite, owners and holders of liens against the property described in the plat known as Harbor Side Section Two, said liens being evidenced by instrument recorded under County Clerk's File No. 2002-01916 of the Real Property Records of Montgomery County, Texas, do hereby in all things subordinate to said plat said liens, and we hereby confirm that we are the present owners and holders of said liens and have not assigned the same nor any part thereof.

By: *Steve Bowen*  
Steve Bowen

By: *John Ferrite*  
John Ferrite

**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 8th day of February, 2002.

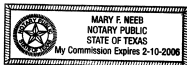


*Mary F. Neeb*  
Notary Public in and for  
Montgomery County, Texas

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

BEFORE ME, the undersigned authority, on this day personally appeared John Ferrite, 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.

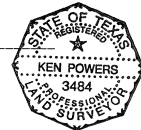
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 8th day of February, 2002.



*Mary F. Neeb*  
Notary Public in and for  
Montgomery County, 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.

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



Certificate of Approval by Planning and Zoning Commission

On the 21 day of February, 2002, 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 21 day of February, 2002.

*Chairman*  
Chairman

*Dusty Norman*  
Secretary

FILED FOR RECORD

2002 MAR 20 PM 2: 30

*Mark Turnbull*  
COUNTY CLERK  
MONTGOMERY COUNTY, TEXAS

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.

*Mark J. Mooney*  
Mark J. Mooney, County Engineer

APPROVED by the Commissioners' Court of Montgomery County, Texas, this 11th day of March, 2002.

*Mike Meador*  
Mike Meador  
Commissioner Precinct 1

*Craig Dwyal*  
Craig Dwyal  
Commissioner Precinct 2

*Alan B. Sadler*  
Alan B. Sadler, County Judge

*Ed Chance*  
Ed Chance  
Commissioner Precinct 3

*Ed Rinehart*  
Ed Rinehart  
Commissioner Precinct 4

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

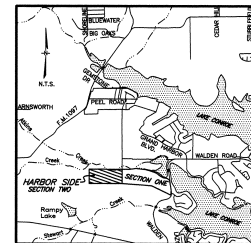
March 11, 2002, at 11:00 o'clock, A.M., and duly recorded on March 20, 2002, at 2:30 o'clock, P.M.

in Cabinet R, Sheets 131/34 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*  
Mark Turnbull, Clerk, County Court  
Montgomery County, Texas

By: *Kevin Dink*  
Kevin Dink, Deputy



-VICINITY MAP-  
MONTGOMERY COUNTY, TEXAS  
PAGE: 123 BLOCK: N  
PAGE: 124 BLOCK: N

**HARBOR SIDE  
SECTION TWO**

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

121 # 2002027403

Cal: R Sheet 134 3706 W. DAVIS - CONROE, TEXAS 77304

POWERS ENGINEERING  
3706 W. DAVIS - CONROE, TEXAS 77304