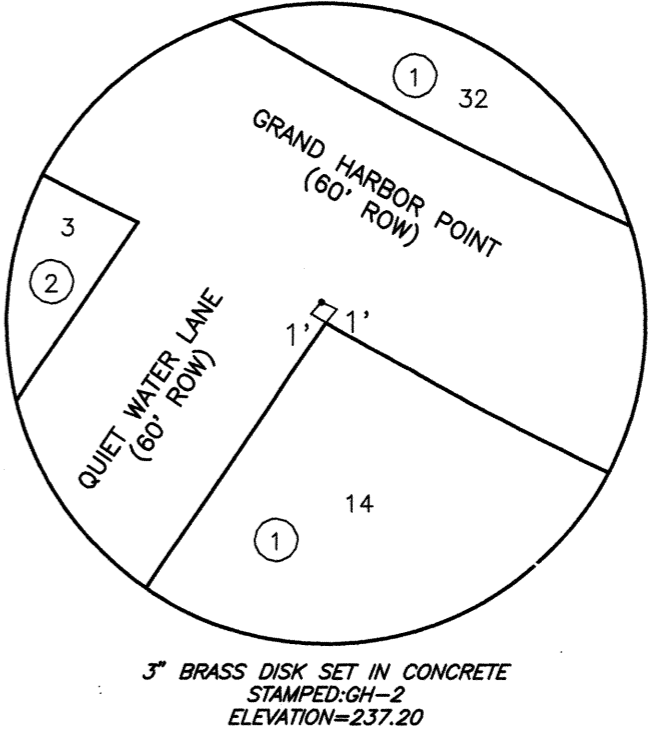


-BENCH MARK-



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

-CENTERLINE DATA-

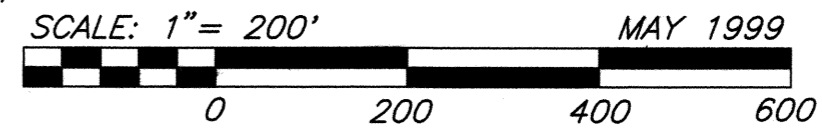
LINE	BEARING	ARC/DIST	RADIUS	DELTA
L1	S34°07'43"E	1131.53'	---	---
L2	S29°12'06"E	150.18'	---	---
L3	N54°55'44"E	490.68'	---	---
L4	S34°12'18"W	284.48'	---	---
L5	S16°08'55"W	280.81'	---	---
L6	S73°51'05"E	274.91'	---	---
L7	S73°51'05"E	172.58'	---	---
L8	N55°10'44"E	498.27'	---	---
C1	---	191.54'	380.00'	28°52'49"
C2	---	594.25'	380.00'	89°38'02"
C3	---	175.44'	380.00'	28°27'08"
C4	---	459.34'	380.00'	69°15'30"
C5	---	94.54'	300.00'	18°32'20"
C6	---	264.72'	3270.66'	04°38'15"
C7	---	559.28'	821.02'	39°01'48"
C8	---	502.67'	821.02'	35°04'47"

R=3300.66'  
D= 4'38"15"  
L=267.15' Ch=S71°31'58"E Lc=267.08'

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

R=523.31'  
D= 22°17'15"  
L=203.56' Ch=S10°53'06"E Lc=202.28'

- NOTES:**
1. ALL CUL-DE-SACS HAVE A SIXTY FOOT (60') RADIUS WITH A THIRTY FOOT (30') RADIUS ON ALL RETURNS UNLESS OTHERWISE SHOWN OR NOTED.
  2. THERE IS HEREBY DEDICATED A SIXTEEN FOOT (16') UTILITY AND DRAINAGE EASEMENT ALONG BOTH SIDES OF ALL ROADS.
  3. ALL ROAD RIGHTS-OF-WAY ARE SIXTY FEET (60') WIDE. ALL ROADS SHALL BE PRIVATE.
  4. THERE IS HEREBY DEDICATED A FIVE FOOT (5') BUILDING LINE ALONG ALL SIDE LOT LINES UNLESS OTHERWISE SHOWN OR NOTED.
  5. ALL WATERFRONT LOTS ARE BULKHEAD AND FILLED TO ELEVATION 203 OR HIGHER.
  6. ALL WATERFRONT LOTS ON LAKE CONROE ARE SUBJECT TO THE S.J.R.A. FLOWAGE EASEMENT BASED ON ELEVATION 207.
  7. 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.
  8. NO CONSTRUCTION OR FENCING OF ANY KIND IS PERMITTED IN THE FLOODWAY.
  9. 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.
  10. THERE IS HEREBY DEDICATED A FIVE FOOT (5') UTILITY EASEMENT ALONG ALL SIDE AND REAR LOT LINES UNLESS OTHERWISE SHOWN OR NOTED.
  11. THERE IS HEREBY DEDICATED A SIXTEEN FOOT (16') UTILITY AND DRAINAGE EASEMENT ALONG ALL PERIMETER LOT LINES UNLESS OTHERWISE SHOWN OR NOTED.
  12. "BL" DENOTES A BUILDING LINE, "DE" DENOTES A DRAINAGE EASEMENT, AND "UE" DENOTES A UTILITY EASEMENT.
  13. "R" DENOTES A SET 5/8" IRON ROD UNLESS OTHERWISE SHOWN OR NOTED.
  14. RESERVE "R" IS RESTRICTED FOR USE AS A WATER PLANT.
  15. HATCHED AREA IS TEMPORARY EASEMENT FOR TURN-AROUND UNTIL STREETS ARE EXTENDED IN A RECORDED PLAT.
  16. INTERIOR RIGHT-OF-WAY AND LOT CURVES ARE TANGENT.
  17. THERE IS HEREBY DEDICATED A SEVENTY-FIVE FOOT (75') BUILDING LINE ALONG ALL REAR LOT LINES UNLESS OTHERWISE SHOWN OR NOTED.



**FINAL PLAT  
GRAND HARBOR  
SECTION TWO**

75 RESIDENTIAL LOTS \* 2 BLOCKS \* 2 RESERVES  
A SUBDIVISION OF 78.271 ACRES OF LAND  
IN THE OWEN SHANNON SURVEY, A-36  
OUT OF 662.264 Ac. AS RECORDED UNDER  
CCF #9899787 OF THE REAL PROPERTY RECORDS OF  
MONTGOMERY COUNTY, TEXAS

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

POWERS ENGINEERING  
3706 W. DAVIS - CONROE, TEXAS 77304 File No. 99041309

Cab. M sheet 40 SHEET 1 OF 2

THE STATE OF TEXAS:  
COUNTY OF MONTGOMERY:

I, Steve Bowen, President of Clean K, Inc., a Texas Corporation as General Partner of Virgin Development V, Ltd., a Texas Limited Partnership d/b/a Grand Harbor, owner of the property subdivided in the above and foregoing map of Grand Harbor Section Two, do hereby make subdivision of said property for and on behalf of said Virgin Development V, Ltd., according to the lines, streets, lots, alleys, parks, building lines, and easements thereon shown, and designate said subdivision as Grand Harbor Section Two, located in the Owen Shannon Survey, A-36, Montgomery County, Texas and on behalf of said Virgin Development V, 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, fire fighting 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 Clean K Inc., a Texas Corporation as General Partner of Virgin Development V, Ltd., owner of the property subdivided in the above and foregoing map of Grand Harbor Section Two, 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 Clean K, Inc., a Texas Corporation as General Partner of Virgin Development V, Ltd., do hereby dedicate forever to the public a strip of land a minimum of fifteen (15) feet wide on each side of the center line 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, Virgin Development V, Ltd. has caused these presents to be signed by Steve Bowen, President of Clean K, Inc., its common seal hereunto affixed this 21<sup>st</sup> day of April, 1999.

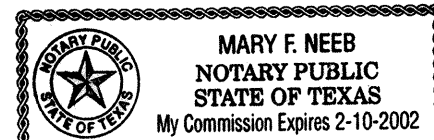
Virgin Development V, Ltd.  
a Texas Limited Partnership  
d/b/a Grand Harbor

Steve Bowen, President  
By: Clean K, 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 Clean K, Inc., a Texas Corporation as General Partner of Virgin Development V, Ltd., 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 21<sup>st</sup> day of April, 1999.



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

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

File No. 99041309

Cab. M Sheet 41

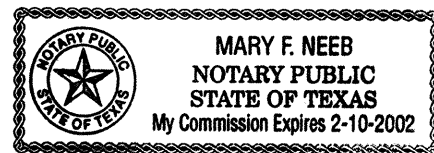
We, Steve Bowen and John Femrite, owners and holders of a lien against the property described in the plat known as Grand Harbor Section Two, said lien being evidenced by instrument recorded under County Clerk's File No. 99008875 of the Real Property Records of Montgomery County, Texas, do hereby in all 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.

[Signature]  
Steve Bowen  
By: [Signature]  
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 21<sup>st</sup> day of April, 1999.

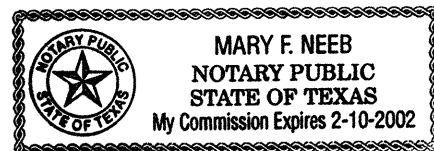


Mary F. Neeb  
Notary Public in and for  
Montgomery County, Texas

THE STATE OF TEXAS:  
COUNTY OF MONTGOMERY:

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

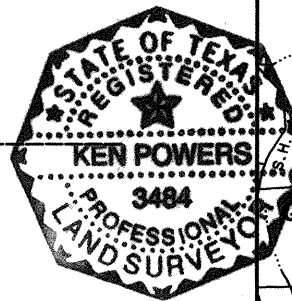
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 21<sup>st</sup> day of April, 1999.



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.

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



Certificate of Approval by Planning and Zoning Commission  
On the 16th day of May, 1999, 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 17th day of May, 1999.

[Signature]  
Chairman

[Signature]  
Secretary

POWERS ENGINEERING  
3706 W. DAVIS - CONROE, TEXAS 77304

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.

[Signature]  
Mark J. Mooney, County Engineer

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

APPROVED by the Commissioners' Court of Montgomery County, Texas this 24 day of May, 1999.

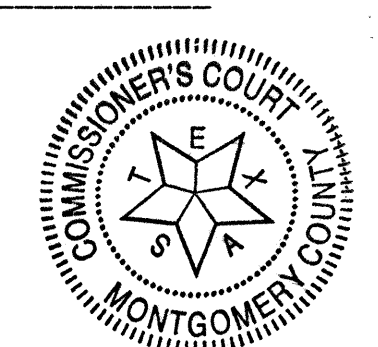
[Signature]  
Mike Meador  
Commissioner Precinct 1

[Signature]  
Malcolm Purvis  
Commissioner Precinct 2

Alan B. Sadler, County Judge

[Signature]  
Ed Chance  
Commissioner Precinct 3

[Signature]  
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

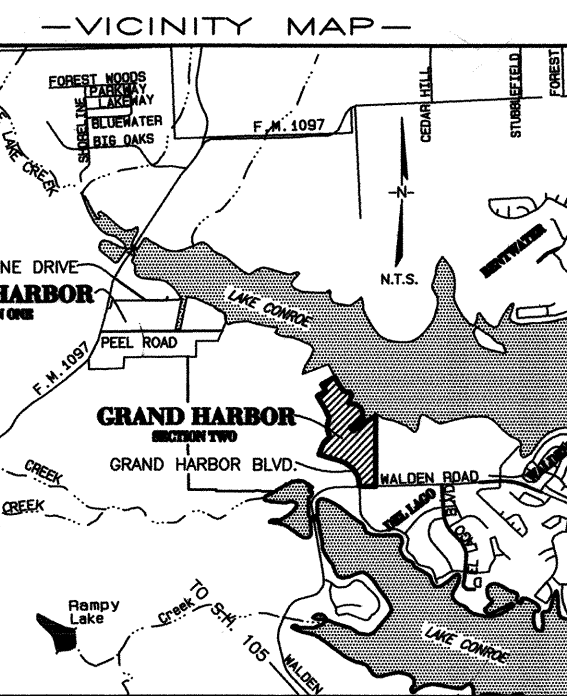
May 24, 1999, at 9:30 o'clock, A. M., and duly recorded on May 25, 1999, at 11:38 o'clock, A. M., in Cabinet M, Sheet 40-41 of record of Maps for said County.

WITNESS MY HAND AND SEAL OF OFFICE, at Conroe, Montgomery County, Texas, the day and date last above written.

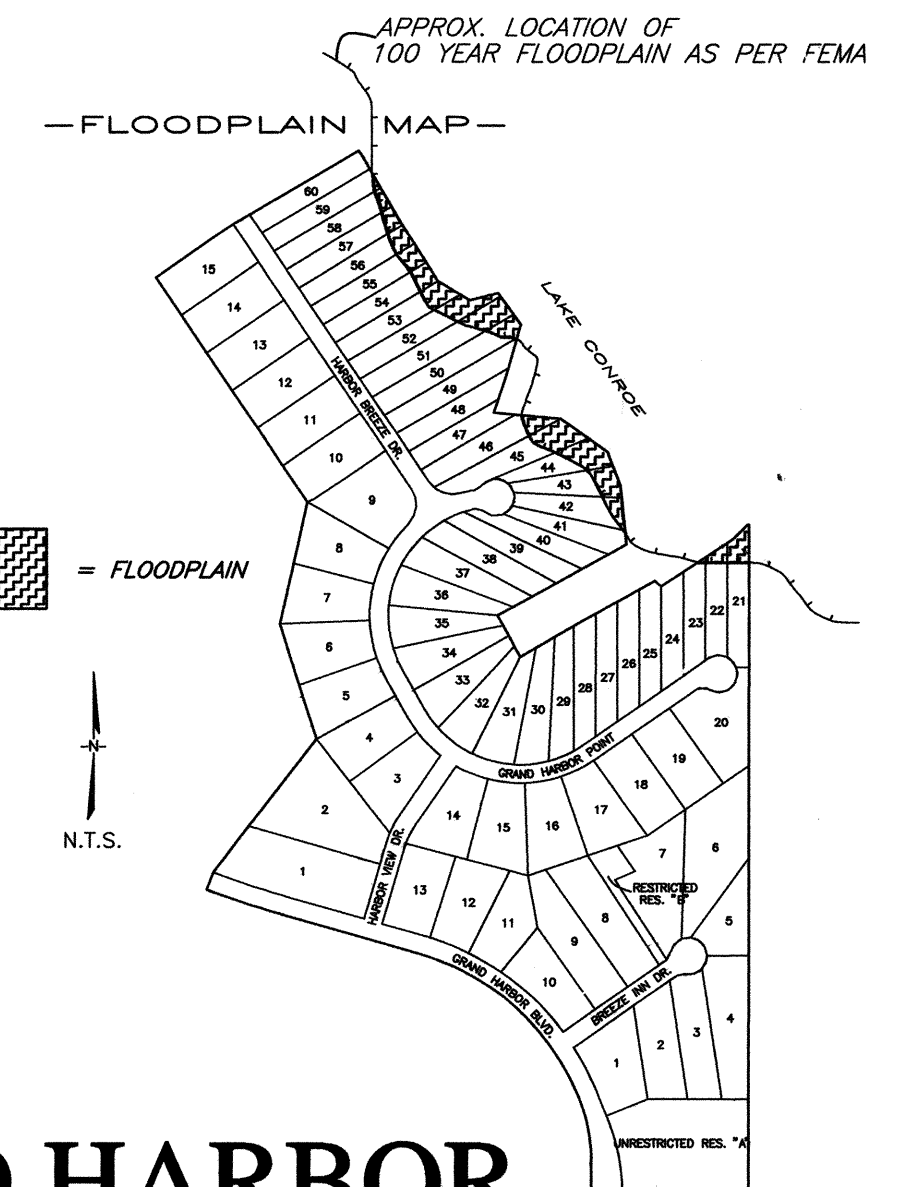
[Signature]  
Mark Turnbull, Clerk, County Court  
Montgomery County, Texas

By: [Signature] Deputy

SEARCHED FOR RECORDS  
99 MAY 25 AM 11:38  
MARK TURNBULL, CLERK  
MONTGOMERY COUNTY, TEXAS  
[Signature] DEPUTY



MONTGOMERY COUNTY KEY MAP  
PAGES 123, BLOCKS G AND H, 124, BLOCKS J,N,K,P,L, AND Q



# GRAND HARBOR SECTION TWO