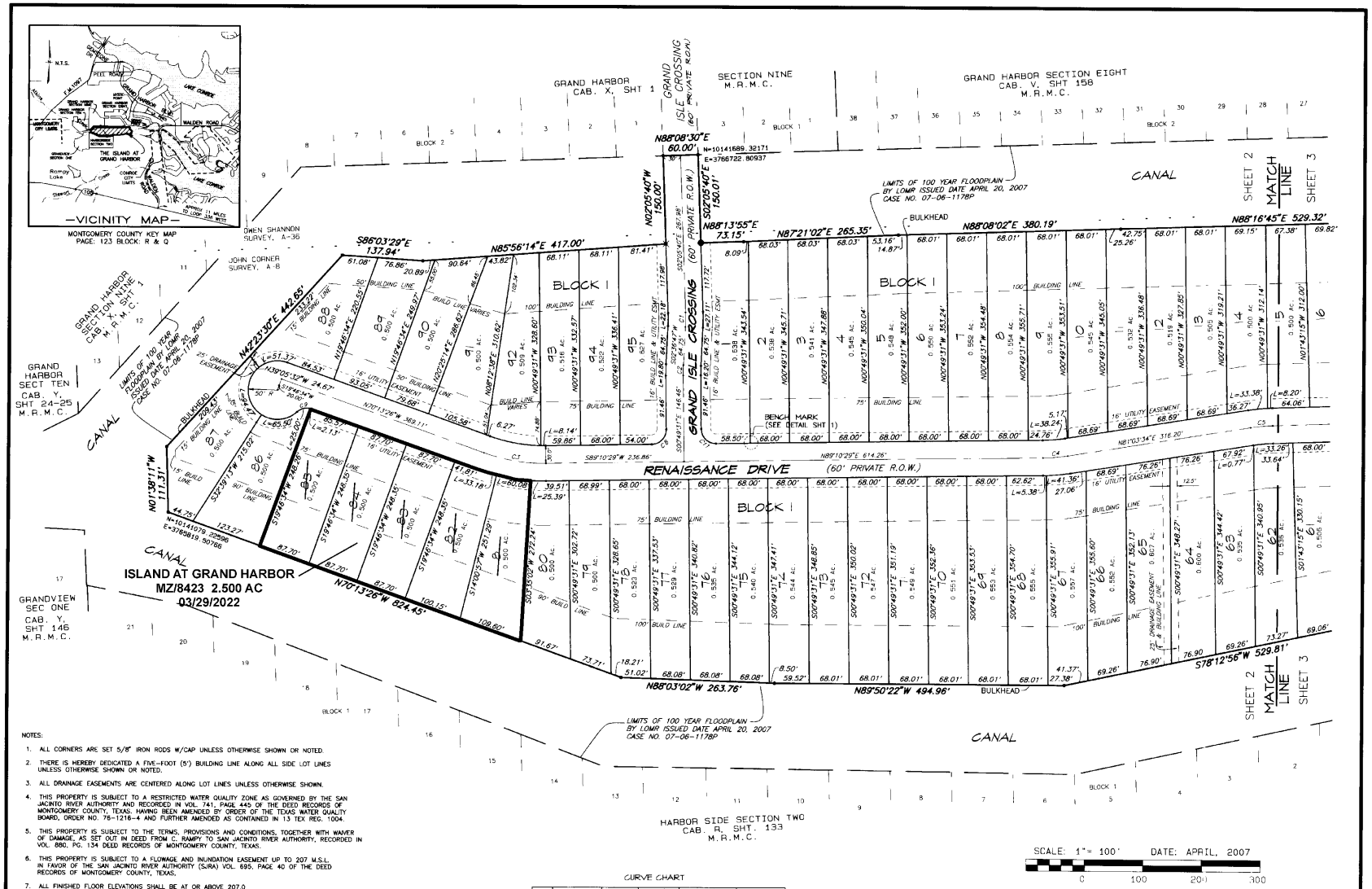

NOTES:

1. ALL CORNERS ARE SET 5/8" IRON RODS W/CAP UNLESS OTHERWISE SHOWN OR NOTED.
2. THERE IS HEREBY DEDICATED A FIVE-FOOT (5') BUILDING LINE ALONG ALL SIDE LOT LINES UNLESS OTHERWISE SHOWN OR NOTED.
3. ALL DRAINAGE EASEMENTS ARE CENTERED ALONG LOT LINES UNLESS OTHERWISE SHOWN.
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 445 OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS, HAVING BEEN AMENDED BY ORDER OF THE TEXAS WATER QUALITY BOARD, ORDER NO. 76-1216-4 AND FURTHER AMENDED AS CONTAINED IN 13 TEX REG. 1004.
5. THIS PROPERTY IS SUBJECT TO THE TERMS, PROVISIONS AND CONDITIONS, TOGETHER WITH WAIVER OF DAMAGE, AS SET OUT IN DEED FROM C. RAMPY TO SAN JACINTO RIVER AUTHORITY, RECORDED IN VOL. 880, PG. 134 DEED RECORDS OF MONTGOMERY COUNTY, TEXAS.
6. THIS PROPERTY IS SUBJECT TO A FLOWAGE AND INUNDATION EASEMENT UP TO 207 M.S.L. IN FAVOR OF THE SAN JACINTO RIVER AUTHORITY (SJRA) VOL. 695, PAGE 40 OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS.
7. ALL FINISHED FLOOR ELEVATIONS SHALL BE AT OR ABOVE 207.0
8. THIS PROPERTY IS LOCATED IN ZONES X AND AE AND IS PARTIALLY WITHIN THE 100 YEAR FLOODPLAIN AS PER LOMR CASE NO. 07-06-1178P ISSUED DATE APRIL 20, 2007.
9. PRIVATE RIGHTS-OF-WAY ARE ALSO DEDICATED AS PUBLIC UTILITY EASEMENTS.
10. STORM WATER DETENTION FACILITIES, PRIVATE STREETS, 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.
11. LOT OWNERS RETAIN THE RIGHT TO OFFER SAID RIGHT-OF-WAYS FOR PUBLIC DEDICATION BY SIMPLE MAJORITY VOTE PER CITY OF CONROE ORDINANCE 94-300(E).
12. NOTES 10 AND 11 APPLY TO THE GOVERNING BODY HAVING JURISDICTION OVER THE SUBDIVISION.
13. M.R.M.C. DENOTES MAP RECORDS MONTGOMERY COUNTY, R.P.R.M.C. DENOTES REAL PROPERTY RECORDS MONTGOMERY COUNTY, D.R.M.C. DENOTES DEED RECORDS MONTGOMERY COUNTY, CCF NO. DENOTES COUNTY CLERKS FILE NUMBER.

CURVE CHART

LINE	DELTA	RADIUS	DIST./ARC	BEARING/CHORD	CHORD DIST.
C1	4°42'27"	300.00'	24.65'	S00°15'14"W	24.64'
C2	3°26'18"	300.00'	18.00'	S00°53'38"W	18.00'
C3	20°36'05"	300.00'	107.87'	N80°31'28"W	107.29'
C4	8°06'56"	300.00'	42.49'	N85°07'02"E	42.46'
C5	7°13'12"	300.00'	37.80'	N84°40'10"E	37.78'
C6	7°04'27"	700.00'	86.43'	N84°44'32"E	86.37'
C7	10°12'27"	700.00'	124.71'	N86°18'32"E	124.54'
C8	90°00'00"	25.00'	39.27'	S44°10'29"W	35.36'
C9	62°10'55"	25.00'	27.13'	N78°41'06"E	25.82'
C10	62°10'55"	25.00'	27.13'	S57°29'46"E	25.82'
C11	90°00'00"	25.00'	39.27'	N45°49'31"W	35.35'

HORIZONTAL AND VERTICAL CONTROL FOR THIS SURVEY IS BASED ON GPS NAD83, GEOID 03, TEXAS CENTRAL ZONE STATE PLANE COORDINATES.

THE ISLAND AT GRAND HARBOR

-FINAL PLAT-

95 RESIDENTIAL LOTS * 1 BLOCK

A SUBDIVISION OF 55.489 ACRES OF LAND IN THE JOHN CORNER SURVEY, A-8 AND THE OWEN SHANNON SURVEY, A-36 MONTGOMERY COUNTY, TEXAS

OWNER: RENAISSANCE TEXAS DEVELOPMENT LLC.
1125 N. CAUSEWAY BLVD. SUITE NO. 2
MANDEVILLE, LA 70471

File # 2007-053479

MEYER SURVEYING
3706 WEST DAVIS - CONROE, TX. 77304

Cab. Z Sheet 785

TEXAS BOARD OF PROFESSIONAL LAND SURVEYING
12100 PARK 35 CIRCLE
BLDG. A, SUITE 156, MC-230
AUSTIN, TEXAS 78753
PHONE 512-239-5253
FAX 512-239-5253

SHEET 2 of 4

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