

LINE TABLE		
LINE	LENGTH	BEARING
L1	26.47	N13°26'09"W
L2	22.07	S33°58'02"W
L3	55.06	N13°26'07"W
L4	21.21	S58°26'07"E
L5	30.06	S08°15'23"E
L6	14.09	S42°20'51"W
L7	21.21	S47°52'37"E
L8	21.21	S42°07'23"W
L9	19.95	S48°00'29"E
L10	21.13	S42°20'51"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	34.95	329.26	6°04'53"	N10°23'54"W	34.93
C2	55.29	300.00	10°33'34"	S81°50'36"W	55.21
C3	220.19	60.00	210°15'44"	S48°00'29"E	115.84
C4	285.27	60.00	272°25'02"	N40°35'57"E	83.04
C5	208.02	60.00	198°38'21"	S36°26'33"W	118.42

FINAL PLAT GRAND HARBOR SECTION 16

A RESIDENTIAL SUBDIVISION OF
20.8409 ACRES OF LAND IN THE
OWEN SHANNON SURVEY, A-36
MONTGOMERY COUNTY, TEXAS
2 BLOCKS 28 LOTS 2 RESERVES
FEBRUARY 2007

SURVEYOR:

TOWN AND COUNTRY LAND SURVEYING
DAVID J. STRAUSS - PRESIDENT
REGISTERED PROFESSIONAL LAND SURVEYOR - 4833
25307 NORTH FREEWAY SUITE 100
P.O. BOX 8693
THE WOODLANDS, TEXAS 77380
PHONE (281) 465-8730
FAX (281) 465-8731

OWNER/DEVELOPER:
Robert Nieto
Salto, L.P.
903 Carriage Hills Blvd.
Conroe, Texas 77384
Ph: 281-330-8792
Fx: 936-273-3199

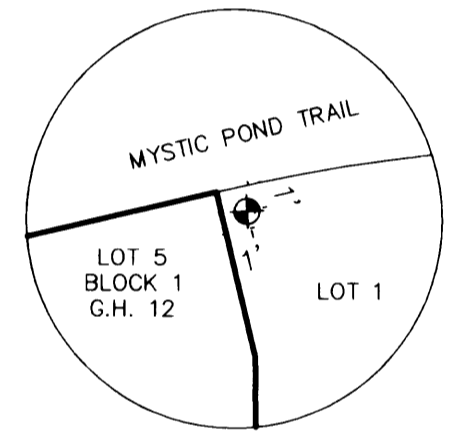
File # 2007-112729

Case 7 Sheet 932

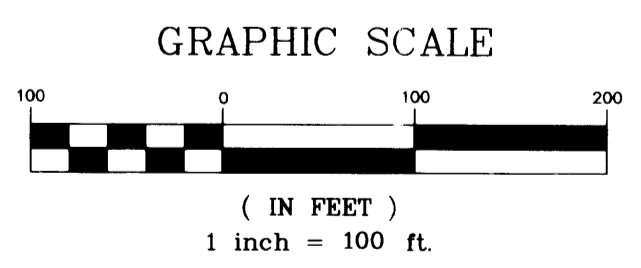
123.299 ACRES
 GEORGE W. AND WIFE, INEZ MARY FAULKNER
 CCF NO. 2000-011143 R.P.R. M.C.T.

NOTES:

1. R.P.R.M.C.T. indicates Real Property Records of Montgomery County Texas
2. D.R.M.C.T. denotes Deed Records of Montgomery County Texas
3. M.R.M.C.T. denotes Map Records Montgomery County Texas
4. R.O.W. denotes right-of-way
5. 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; said instrument having been amended by Order of the Texas Water Quality Board, bearing Order No. 76-1216-4, dated December 16, 1976; and being further amended by Order of the San Jacinto River Authority and the Texas Water Commission issued on February 12, 1988, as contained in 13 Tex Reg. 1004.
6. This property is located in Zone "X" and is not within the 100-Year Floodplain as shown on FIRM Community Panel No. 48339C0195 F, Effective date December 19, 1996.
7. All streets rights-of-way are sixty feet wide, are private streets and are hereby dedicated as Public Utility Easements.
8. Storm Water detention facilities, private streets, screening, 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.
9. Lot owners are responsible for maintenance of Private rights-of-way and retain the right to offer said rights-of-way for public dedication by simple majority vote (per City of Conroe Ordinance 94-300)
10. Notes 8 & 9 will apply to the Governing body having jurisdiction over the Subdivision.
11. There is a Five-Foot (5') Building Line, Utility/Drainage Easement along all side lot lines unless otherwise shown.
12. All corners are set 5/8 inch iron rods w/cap unless otherwise shown or noted.
13. 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) as per Vol. 711, Pg. 126 and Vol. 880, Pg. 134 of the D.R.M.C.T.
14. Storm Water Drainage Easement executed by GHLC, Ltd. to Trey Harbors, Inc. as set forth in instrument filed under Clerk's File No. 2000-009227 of the Real Property Records of Montgomery County, Texas. (BLANKET EASEMENT)
15. Building line restriction 5 feet in width along any interior side lot line as set forth in instrument filed under Clerk's File No. 2006-144795 of the Real Property Records of Montgomery County, Texas.
16. All street widths to be 22' feet wide.
17. A 50' Radius Easement is dedicated for use as a temporary turn-around until street is extended in a recorded plat.
18. There will be no structures constructed in Reserves.



BENCHMARK DETAIL
 --- BENCHMARK ---
 3" BRASS DISK SET IN A CONCRETE COLUMN
 6" IN DIAMETER, THREE FEET DEEP AND BURIED
 FLUSH WITH NATURAL GROUND.
 STAMPED: GH16- ELEV. = 238.95'



OWNER/DEVELOPER:
 Robert Nieto
 Salto, L.P.
 903 Carriage Hills Blvd.
 Conroe, Texas 77384
 Ph: 281-330-8792
 Fx: 936-273-3199

**FINAL PLAT
 GRAND HARBOR
 SECTION 16**

File # 2007-112729

Cal 7 Sheet 933

STATE OF TEXAS
COUNTY OF MONTGOMERY

I, Robert Nieto, President of Salto, L.P., a Texas limited partnership owner of the property subdivided in the above and foregoing map of Grand Harbor Section 16, do hereby make subdivision of said property for and on behalf of said Salto, L.P., a Texas limited partnership according to the lines, streets, lots, alleys, parks, building lines, and easements thereon shown, and designate said subdivision as Grand Harbor Section 16, located in the Owen Shannon Survey, Abstract 36, Montgomery County, Texas and on behalf of said Salto, L.P., a Texas limited partnership, and 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 myself, my heirs 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, Robert Nieto, President of Salto, L.P., owner of the property subdivided in the above and foregoing map of Grand Harbor Section 16, 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 easements shown hereon.

FURTHER, I Robert Nieto, President of Salto, L.P., 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 easement at any and all times for the purpose of constructing and/or maintaining drainage work and/or structure.

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 of 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, Salto, L.P., has caused these presents to be signed by Robert Nieto, its President, thereunto authorized and its common seal hereunto affixed this 4th day of April, 2007.

Salto, L.P., a Texas limited partnership

BY: Robert Nieto, President

ATTEST: Guerra Saldano

STATE OF TEXAS
COUNTY OF MONTGOMERY

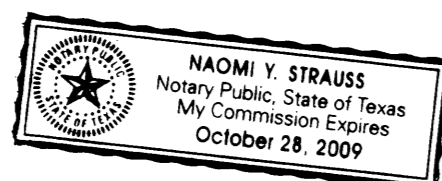
BEFORE ME, the undersigned authority, on this day personally appeared Robert Nieto, President of Salto, L.P., a Texas limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein set out, and as the act and deed of said limited partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 4th day of April, 2007.

Naomi Strauss
Notary Public for Montgomery County, Texas

Printed name Naomi Strauss

My commission expires 10/28/09



OWNER/DEVELOPER:

Robert Nieto
Salto, L.P.
903 Carriage Hills Blvd.
Conroe, Texas 77384
Ph: 281-330-8792
Fx: 936-273-3199



SURVEYOR'S CERTIFICATION

I, David J. Strauss, 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.

By: David J. Strauss
Registered Professional Land Surveyor
Texas Registration No. 4833



CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

On the 3RD day of MAY, 2007 of 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 approval.

WITNESS the official signatures of the chairman and secretary of the City Planning and Zoning Commission of the City of Conroe, Texas

this 4th day of June, 2007.

[Signature]
Chairman

[Signature]
Secretary

COUNTY ENGINEER CERTIFICATION

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 within the watershed.

[Signature]
Mark J. Mooney, P.E.
County Engineer

APPROVED by the Commissioner's Court of Montgomery County, Texas this 24 day of September, 2007.

[Signature]
Mike Meador
Commissioner, Precinct 1

[Signature]
Craig Doyd
Commissioner, Precinct 2

[Signature]
Alan B. Sadler
County Judge

[Signature]
Ed Chance
Commissioner, Precinct 3

[Signature]
Ed Rinehart
Commissioner, Precinct 4



COUNTY CLERK

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 24th day of September, 2007, at 9:30 o'clock P.M., and duly recorded on 26th day of September, 2007, at 2:43 o'clock P.M., in cabinet 7, sheet 934-94 of Records of 2 for said County.

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

By: Mark Turnbull
Mark Turnbull, Clerk, County Court,
Montgomery County, Texas

[Signature]
Theresa Pappert

LIENHOLDERS ACKNOWLEDGMENT AND SUBORDINATION STATEMENT

WE, Sterling Bank, owners and holders of liens against the property described in the plat known as GRAND HARBOR, SECTION 16, said liens being evidenced by instrument recorded under County Clerk's File Nos. 2007-013613 and 2007-013614 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: [Signature]
James W. Goolsby, Jr.
Sterling Bank
5408 Bissonett
Bellaire, Texas 77401

FILED FOR RECORD
SEP 26 PM 2:13
MONTGOMERY COUNTY, TEXAS

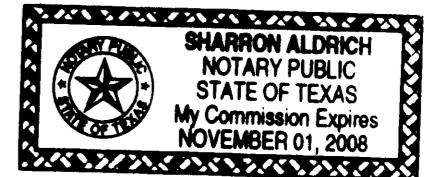
STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared James W. Goolsby, Jr., 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 entity.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 6th day of April, 2007.

[Signature]
Notary Public for Montgomery County, Texas

Printed name Sharron Aldrich



My commission expires 11/1/2008

FINAL PLAT
GRAND HARBOR
SECTION 16
A RESIDENTIAL SUBDIVISION OF
20.8409 ACRES OF LAND IN THE
OWEN SHANNON SURVEY, A-36
MONTGOMERY COUNTY, TEXAS
2 BLOCKS 28 LOTS 2 RESERVES

FEBRUARY 2007

SHEET 3 OF 3