

STATE OF TEXAS :  
COUNTY OF MONTGOMERY :

# GRAND LAKE ESTATES

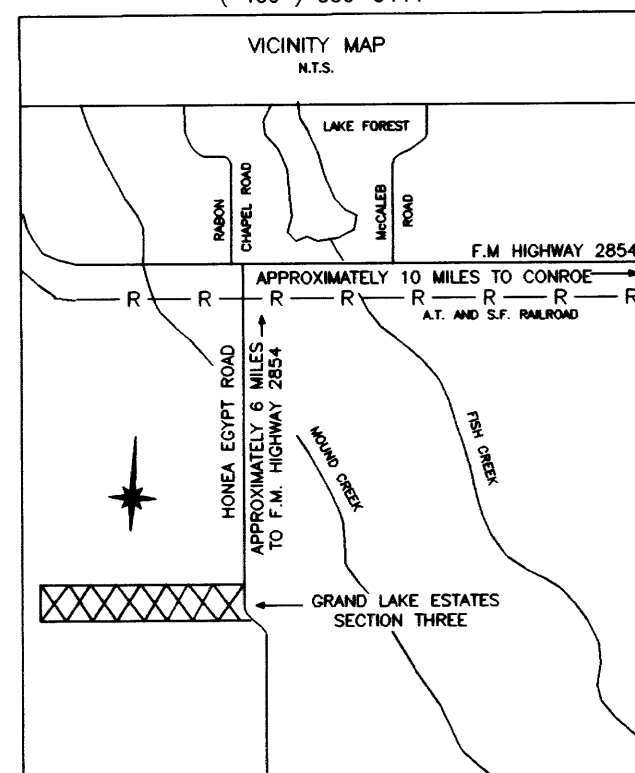
FILED FOR RECORD  
66 FEB 14 PM 3:47  
COUNTY CLERK  
MONTGOMERY COUNTY, TEXAS

## SECTION THREE AMENDING PLAT

BEING AN AMENDING PLAT OF  
GRAND LAKE ESTATES SECTION 3,  
AS RECORDED IN CABINET "N", SHEETS 116-118  
OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS  
A SUBDIVISION OF 177.785 ACRES IN THE  
ARCHIBALD HODGE SURVEY, A-18, THE  
JOHN SEALY SURVEY, A-758, AND THE  
MATTHEW CARTWRIGHT SURVEY, A-135,  
MONTGOMERY COUNTY, TEXAS, OUT OF THAT DEED  
RECORDED UNDER CLERK'S FILE # 99081880  
REAL PROPERTY RECORDS, MONTGOMERY COUNTY, TEXAS  
THE REASON FOR THIS AMENDMENT IS TO ADD THE PRIVATE  
DESIGNATION TO ALL STREETS  
AND THE ADDITION OF PIPELINE EASEMENTS  
CONTAINING 9 BLOCKS, 100 LOTS, 2 RESERVES

OWNER / DEVELOPER  
NEW MILLENNIUM HOMES, INC.  
T.M. OWEN: PRESIDENT  
P.O. BOX 2807  
CONROE, TEXAS 77305  
( 713 ) 703-9996

PREPARED BY :  
SURVTECH CORPORATION  
SURVEYORS PLANNERS CONSULTANTS  
P. O. BOX 1080 CONROE, TEXAS 77305  
( 409 ) 539-5444



" I, T.M. Owen, President, respectively of New Millennium Homes Inc., original owner of the property subdivided in the above and foregoing map of Grand Lake Estates, Section Three, Amending Plat do hereby make subdivision of said property for and on behalf of said New Millennium Homes Inc., according to the lines, streets, lots, alleys, parks, building lines, and easements thereon shown, and designate said subdivision as Grand Lake Estates, Section Three, Amending Plat located in the Archibald Hodge Survey, A-18, the John Sealy Survey, A-758, and the Matthew Cartwright Survey, A-135, Montgomery County, Texas, and on behalf of said New Millennium Homes Inc.; 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 ourselves, our successors and assigns to warrant and forever defend the title to the land so dedicated."

" This is to certify that I, T.M. Owen, President respectively of New Millennium Homes Inc., owners of the property subdivided in the above and foregoing map of Grand Lake Estates, Section Three, Amending Plat have complied with 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 ten ( 10 ) feet wide from a plane twenty one and a half ( 21 1/2 ) feet above the ground upward , located adjacent to all easements shown hereon, unless noted otherwise on the plat."

"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 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 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. The 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 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 ourselves, our heirs, and assign to warrant and forever defend the title to the land so designated and established as private streets."

"Further, owners 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."

"Further, owner does hereby certify that this amending plat does not attempt to alter, amend, or remove any covenants or restrictions

" I, Mark J. Mooney, County Engineer of Montgomery County, Texas, do hereby certify that the plat of this subdivision complies with all existing rules and regulations of this office as adopted by the Montgomery County Commissioners' Court."

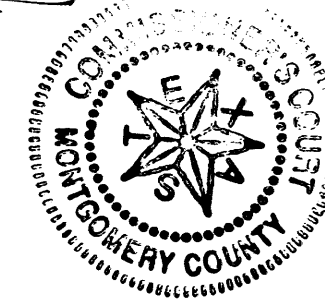
" I further certify that the plat of this subdivision complies with the requirements for internal subdivision drainage as adopted by the Commissioners' Court; however, no certification is hereby given as to the effects of drainage from this subdivision on the intercepting drainage artery or parent stream, or on any other area of subdivision within the watershed."

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

" APPROVED by the Commissioners' Court of Montgomery County, Texas, this 14 day of February, 2006.

*Mike Meador* Mike Meador, Commissioner Precinct 1  
*Ed Chance* Ed Chance, Commissioner Precinct 3  
*Craig Doyl* Craig Doyl, Commissioner Precinct 2  
*Ed Rinehart* Ed Rinehart, Commissioner Precinct 4

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



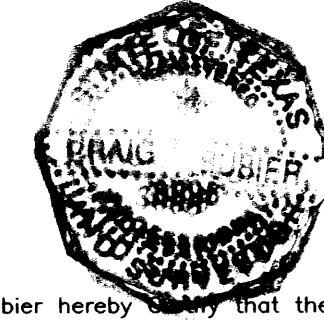
STATE OF TEXAS :  
COUNTY OF MONTGOMERY :

" 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 February 14, 2006, at 9:41 o'clock AM, and duly recorded on February 14, 2006, at 2:41 o'clock PM, in cabinet 2, sheet 262-264 of record of 262-264 for said County."

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

*Mark Turnbull*  
Mark Turnbull  
Clerk, County Court  
Montgomery County  
By *Stacy Wilson*  
Stacy Wilson  
Deputy

I, Craig T. Bubier, 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 or ( other suitable permanent metal ) pipe or 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.



*C.T. Bubier*  
Craig T. Bubier R.P.L.S.  
Texas Registration No. 3996

I, Craig T. Bubier hereby certify that the following changes were necessary to eliminate errors which appear on the plat of Grand Lake Estates, Section 3, recorded on February 25, 2000, in Cabinet "N", Sheets 116-118, Montgomery County Map Records:

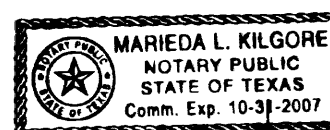
Private street language was added to the owner's dedication on Sheet 1, and the word "private" was added to the ROW, width designation after the street names Grand Lake Estates Drive, East Connie Lane, West Connie Lane, West Zoe Loop Drive, and East Zoe Loop Drive, & East Kristina Circle on Sheets 2 and 3.  
Pipeline Easement added to lots 7 & 8, Block 5

*C.T. Bubier*  
Craig T. Bubier R.P.L.S.  
Texas Registration No. 3996

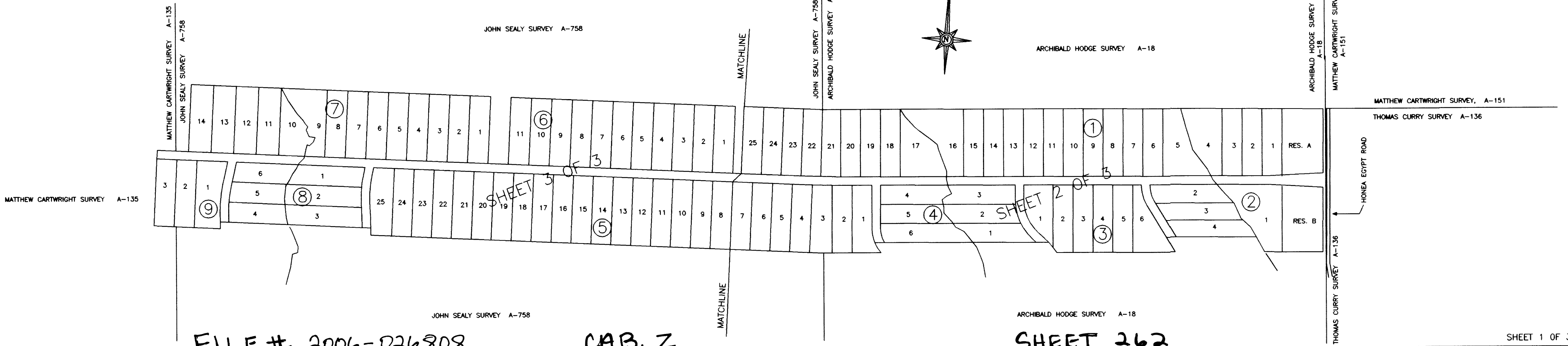
IN TESTIMONY WHEREOF, New Millennium Homes Inc., has caused these presents to be signed by T.M. Owen, it's President, this 14th day of February, 2006.

New Millennium Homes Inc.  
By *T.M. Owen*  
T.M. Owen, President

THE STATE OF TEXAS :  
COUNTY OF MONTGOMERY :  
BEFORE ME, the undersigned authority, on this day personally appeared T.M. Owen, President, of New Millennium Homes Inc., 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 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 14th day of February, 2006.



*MariEDA L. Kilgore*  
MariEDA L. Kilgore  
Notary Public  
State of Texas



FILE # 2006-026808

CAB. Z

SHEET 262

# GRAND LAKE ESTATES

## SECTION THREE AMENDING PLAT

BEING AN AMENDING PLAT OF GRAND LAKE ESTATES SECTION 3, AS RECORDED IN CABINET "N", SHEETS 116-118 OF THE MAP RECORDED OF MONTGOMERY COUNTY, TEXAS A SUBDIVISION OF 177.785 ACRES IN THE ARCHIBALD HODGE SURVEY, A-18, THE JOHN SEALY SURVEY, A-758, AND THE MATTHEW CARTWRIGHT SURVEY, A-135, MONTGOMERY COUNTY, TEXAS, OUT OF THAT DEED RECORDED UNDER CLERK'S FILE # 99091880 REAL PROPERTY RECORDS, MONTGOMERY COUNTY, TEXAS

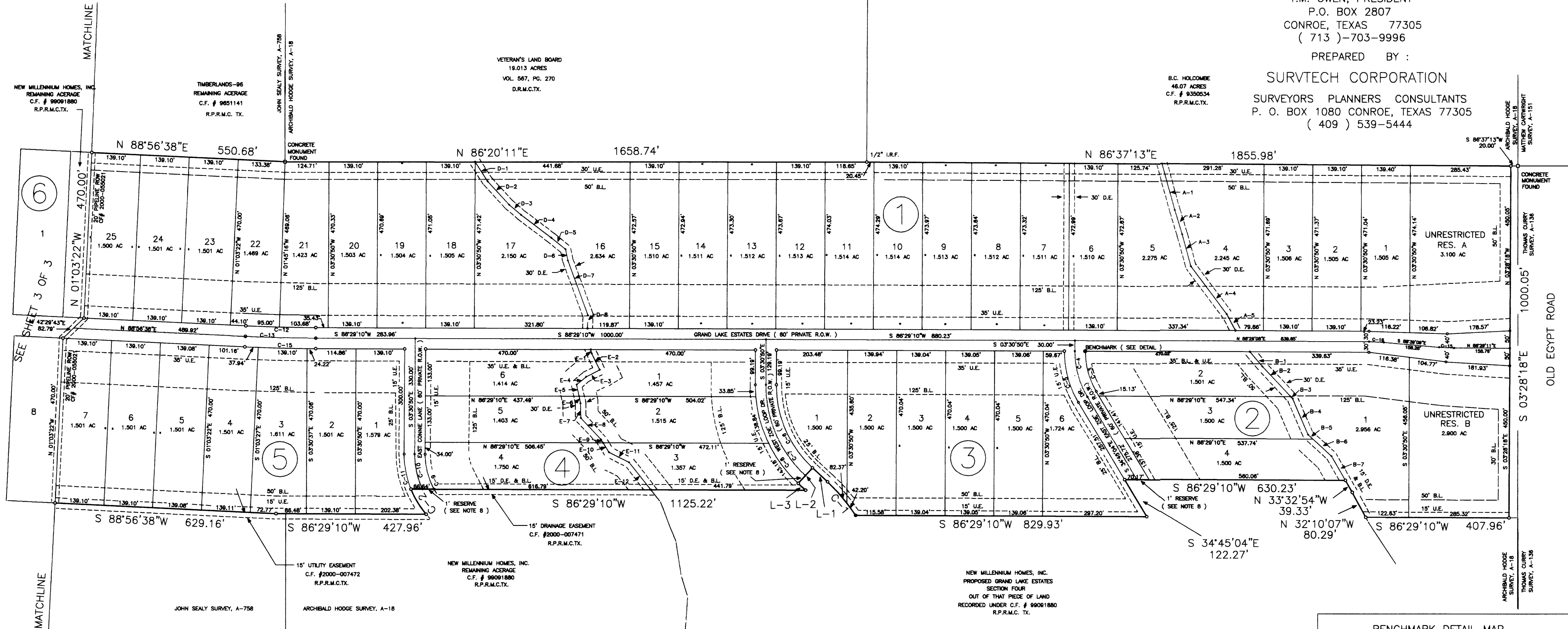
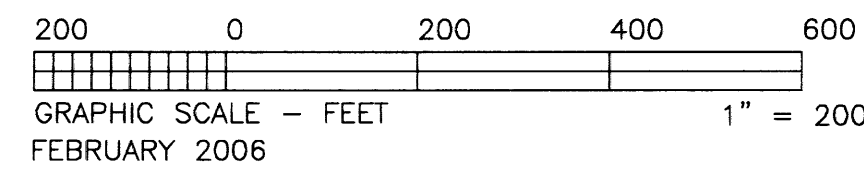
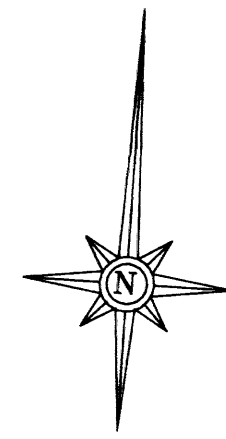
THE REASON FOR THIS AMENDMENT IS TO ADD THE PRIVATE DESIGNATION TO ALL STREETS AND THE ADDITION OF PIPELINE EASEMENTS CONTAINING 9 BLOCKS, 100 LOTS, 2 RESERVES

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### NOTES:

- 1) B.L. = BUILDING LINE
- 2) U.E. = UTILITY EASEMENT
- 3) D.E. = DRAINAGE EASEMENT
- 4) R.P.R.M.C. TX. = REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS.
- 5) M.R.M.C. TX. = MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.
- 6) D.R.M.C. TX. = DEED RECORDS OF MONTGOMERY COUNTY, TEXAS.
- 7) THERE IS A 15' BUILDING LINE ADJACENT TO ALL SIDE LOT LINES UNLESS OTHERWISE NOTED.
- 8) THERE IS A ONE FOOT BUFFER SEPARATION ALONG AND BETWEEN THE SIDE OR END OF ALL STREETS IN THIS SUBDIVISION PLAT WHERE SUCH STREETS ADJUT ADJACENT TRACTS, AT SUCH TIME AS THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED PLAT THE ONE FOOT RESERVES AT SUCH LOCATIONS THAT ADJUT LAND IN ADJUTING THAT HAVE BEEN DEDICATED TO THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES ON A RECORDED PLAT SHALL THERE UPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES.
- 9) ○ = BLOCK NUMBER
- 10) THERE IS A 10' UTILITY EASEMENT ADJACENT TO ALL SIDE LOT LINES UNLESS OTHERWISE NOTED.
- 11) ALL CORNERS ARE 5/8" IRON ROD SETS UNLESS NOTED OTHERWISE.
- 12) THE FIFTEEN ( 15 ) FOOT UTILITY EASEMENT LOCATED ON RESERVE A AND LOT 1, BLOCK 2, LOTS 1-8, BLOCK 3, LOTS 3-4, BLOCK 8, ALL HAVE A 30' AERIAL EASEMENT ADJOINING SAID EASEMENTS.
- 13) SUBJECT TO AN AGREEMENT FOR UNDERGROUND SERVICES AS RECORDED UNDER C.F. # 2000-054880, 2000-092940, & 2001-1106213
- 14) SUBJECT TO A RIGHT OF WAY EASEMENT AS RECORDED UNDER C.F. # 2002-030035, CONTAINED WITHIN E. KRISTINA CIRCLE & GRAND LAKE ESTATES PL



BOUNDARY LINE TABLE		
COURSE	BEARING	DISTANCE
L-1	N 51°08'22"W	58.68'
L-2	S 38°51'38"W	60.00'
L-3	S 51°08'22"E	28.31'

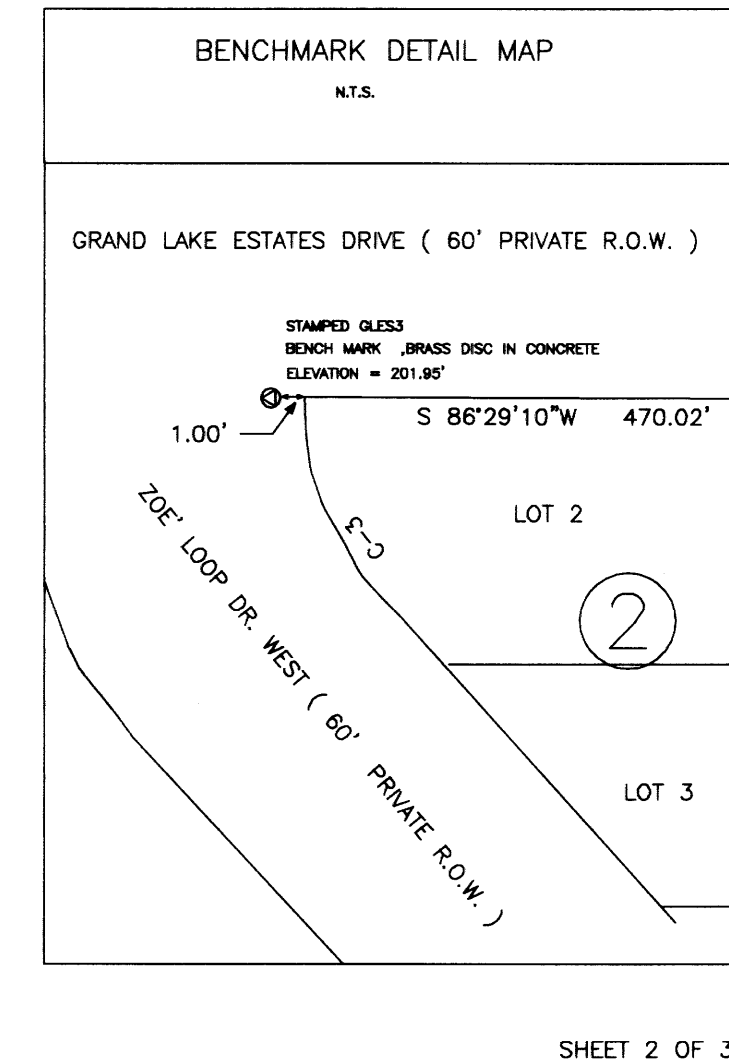
BLOCK 1 CREEK MEANDERS		
COURSE	BEARING	DISTANCE
D-1	S 36°37'18"E	65.55'
D-2	S 46°16'49"E	90.53'
D-3	S 53°15'51"E	44.51'
D-4	S 56°40'59"E	107.52'
D-5	S 54°52'29"E	52.50'
D-6	S 15°48'09"E	32.19'
D-7	S 23°56'17"E	166.08'
D-8	S 01°28'23"E	36.99'

BOUNDARY CURVE DATA TABLE								
CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH.BEARING	
C-1	480.00'	62.64'	124.57'	14°52'12"	11°56'12"	124.23'	N 43°42'16"W	
C-2	260.00'	42.23'	83.73'	18°27'03"	22°02'13"	83.37'	S 35°07'14"E	

BLOCK 1 CREEK MEANDERS		
COURSE	BEARING	DISTANCE
A-1	S 19°13'01"E	137.02'
A-2	S 21°00'16"E	71.90'
A-3	S 18°58'57"E	92.99'
A-4	S 40°44'33"E	171.01'
A-5	S 31°38'13"E	52.28'

BLOCK 4 CREEK MEANDERS		
COURSE	BEARING	DISTANCE
E-1	S 17°03'40"E	10.87'
E-2	S 29°31'59"E	53.25'
E-3	S 59°51'50"W	43.44'
E-4	S 45°55'30"W	34.82'
E-5	S 15°28'31"E	33.19'
E-6	S 15°28'31"E	21.21'
E-7	S 04°14'20"E	41.37'
E-8	S 46°50'12"E	84.95'
E-9	S 35°53'44"E	10.76'
E-10	S 35°53'44"E	31.99'
E-11	S 66°59'57"E	64.45'
E-12	S 42°10'02"E	98.87'

CURVE DATA TABLE								
CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH.BEARING	
C-3	220.00'	61.56'	120.05'	31°15'58"	26°02'37"	118.57'	S 19°07'04"E	
C-4	250.00'	69.95'	136.41'	31°15'46"	22°55'06"	134.72'	S 19°07'11"E	
C-5	280.00'	78.34'	152.77'	31°15'36"	20°27'46"	150.88'	S 19°07'16"E	
C-6	320.00'	141.22'	265.99'	47°37'32"	17°54'18"	258.40'	S 27°19'36"E	
C-7	350.00'	154.46'	290.93'	47°37'32"	16°22'13"	282.62'	S 27°19'36"E	
C-8	380.00'	167.70'	315.86'	47°37'32"	15°04'40"	306.85'	S 27°19'36"E	
C-9	200.00'	52.97'	103.57'	29°40'11"	28°38'52"	102.41'	S 18°20'55"E	
C-10	230.00'	52.03'	102.34'	25°29'43"	24°54'40"	101.50'	S 16°15'41"E	
C-11	260.00'	51.44'	101.56'	22°22'53"	22°02'13"	100.92'	S 14°42'16"E	
C-12	4632.19'	99.36'	198.68'	2°27'27"	1°14'13"	198.67'	S 87°42'54"W	
C-13	4662.19'	100.00'	199.97'	2°27'27"	1°13'44"	199.95'	S 87°42'54"W	
C-14	4692.19'	100.64'	201.26'	2°27'27"	1°13'16"	201.24'	S 87°42'54"W	
C-15	500.00'	21.22'	42.42'	4°51'41"	11°27'33"	42.41'	S 88°55'01"W	
C-16	500.00'	21.23'	42.42'	4°51'41"	11°27'33"	42.41'	S 88°55'00"W	



FILE # 2006-026808

CAB. Z

SHEET 263

# GRAND LAKE ESTATES

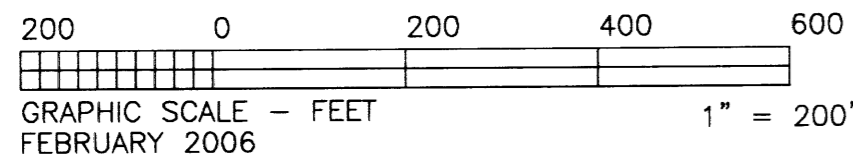
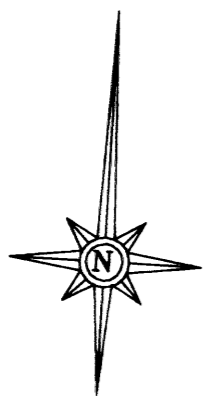
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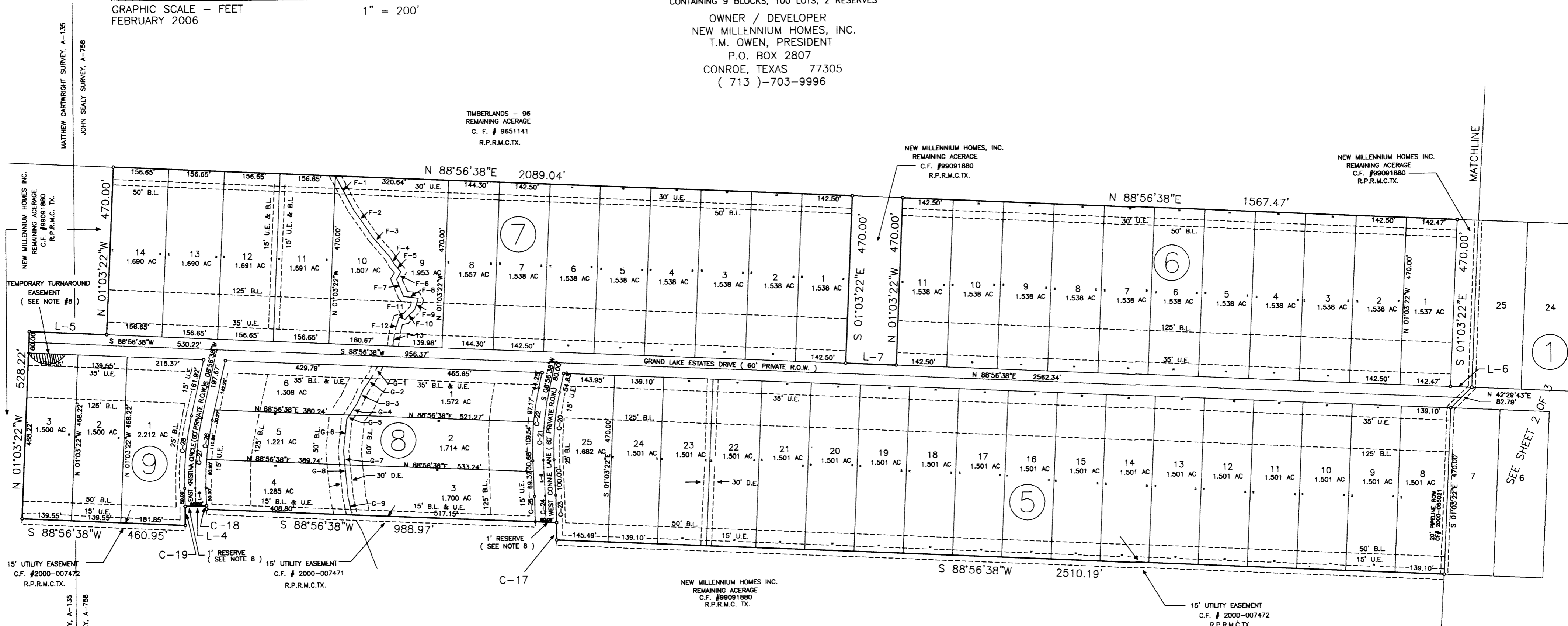
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TIMBERLANDS - 96  
REMAINING ACERAGE  
C. F. # 9651141  
R.P.R.M.C.TX.

NEW MILLENNIUM HOMES, INC.  
REMAINING ACERAGE  
C.F. #99091880  
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- 7) THERE IS A 15' BUILDING LINE ADJACENT TO ALL SIDE LOT LINES UNLESS OTHERWISE NOTED.
- 8) CROSS HATCHED AREA IS A TEMPORARY EASEMENT FOR TURN-AROUND UNTIL THE STREET IS EXTENDED WESTERLY IN A RECORDED PLAT.
- 9) Ⓣ = BLOCK NUMBER
- 10) THERE IS A 10' UTILITY EASEMENT AND BUILDING LINE ADJACENT TO ALL SIDE LOT LINES UNLESS OTHERWISE NOTED.
- 11) ALL CORNERS ARE 5/8" IRON ROD SETS UNLESS OTHERWISE NOTED.
- 12) THE THIRTY (30) FOOT UTILITY EASEMENT LOCATED ON LOTS 11-12, BLOCK 7, HAS A 30' AERIAL EASEMENT ADJOINING SAID EASEMENT.
- 13) SUBJECT TO AN AGREEMENT FOR UNDERGROUND SERVICES AS RECORDED UNDER CF# 2000-054890, 2000-092940, & 2001-106213
- 14) SUBJECT TO A RIGHT OF WAY EASEMENT AS RECORDED UNDER CF# 2002-030035, CONTAINED WITHIN E. KRISTINA CIRCLE & GRAND LAKE ESTATES Dr

BLOCK 7 CREEK MEANDERS		
COURSE	BEARING	DISTANCE
F-1	S 31°30'59"E	104.97'
F-2	S 38°22'21"E	99.76'
F-3	S 44°23'41"E	72.39'
F-4	S 34°20'57"E	24.69'
F-5	S 45°24'58"E	26.45'
F-6	S 25°59'53"W	24.51'
F-7	S 26°07'21"E	51.22'
F-8	S 86°09'46"E	42.47'
F-9	S 14°54'07"W	33.49'
F-10	S 42°36'47"W	39.27'
F-11	N 70°11'46"W	16.98'
F-12	S 13°48'30"W	35.79'
F-13	S 06°31'19"W	47.38'

BOUNDARY LINE TABLE		
COURSE	BEARING	DISTANCE
L-4	S 85°06'38"W	60.00'
L-5	N 88°56'38"E	218.45'
L-6	N 88°56'38"E	60.00'
L-7	N 88°56'38"E	142.50'

CENTERLINE OF ROAD LINE TABLE		
COURSE	BEARING	DISTANCE
L-8	S 06°03'22"E	100.00'
L-9	S 04°53'22"E	50.00'

BOUNDARY CURVE DATA TABLE							
CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH.BEARING
C-17	2316.01'	24.81'	49.62'	1°13'39"	2°28'26"	49.53'	N 03°32'39"W
C-18	1200.16'	4.82'	9.64'	0°27'36"	4°46'26"	9.64'	N 04°39'34"W
C-19	1140.16'	26.73'	53.46'	2°41'11"	5°01'31"	53.46'	S 03°32'47"E

BLOCK 5 CREEK MEANDERS		
COURSE	BEARING	DISTANCE
G-1	S 23°03'38"W	26.79'
G-2	S 31°06'11"W	49.36'
G-3	S 21°16'44"W	43.52'
G-4	S 30°23'01"W	39.35'
G-5	S 30°23'01"W	13.22'
G-6	S 02°38'32"W	90.18'
G-7	S 08°56'46"E	39.11'
G-8	S 08°56'46"E	92.30'
G-9	S 17°44'49"E	50.71'

CURVE DATA TABLE							
CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH.BEARING
C-20	729.58'	96.05'	191.00'	15°00'00"	7°51'12"	190.46'	S 01°26'38"W
C-21	759.58'	100.00'	198.86'	15°00'00"	7°32'35"	198.29'	S 01°26'38"W
C-22	789.58'	103.95'	206.71'	15°00'00"	7°15'24"	206.12'	S 01°26'38"W
C-23	2316.01'	38.37'	76.73'	1°53'54"	2°28'26"	71.49'	S 05°08'54"E
C-24	2288.01'	37.06'	74.11'	1°51'27"	2°30'23"	74.11'	S 05°07'39"E
C-25	2256.01'	35.75'	71.49'	1°48'56"	2°32'23"	70.68'	S 05°09'31"E
C-26	794.34'	96.36'	191.78'	13°50'00"	7°12'47"	191.32'	S 02°01'38"W
C-27	824.34'	100.00'	199.03'	13°50'00"	6°57'02"	198.54'	S 02°01'38"W
C-28	854.34'	103.64'	206.27'	13°50'00"	6°42'23"	205.77'	S 02°01'38"W

FILE # 2006-026808

CAB. Z

SHEET 264

PREPARED BY:  
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