

File #

Cabinet 0 Sheet 108

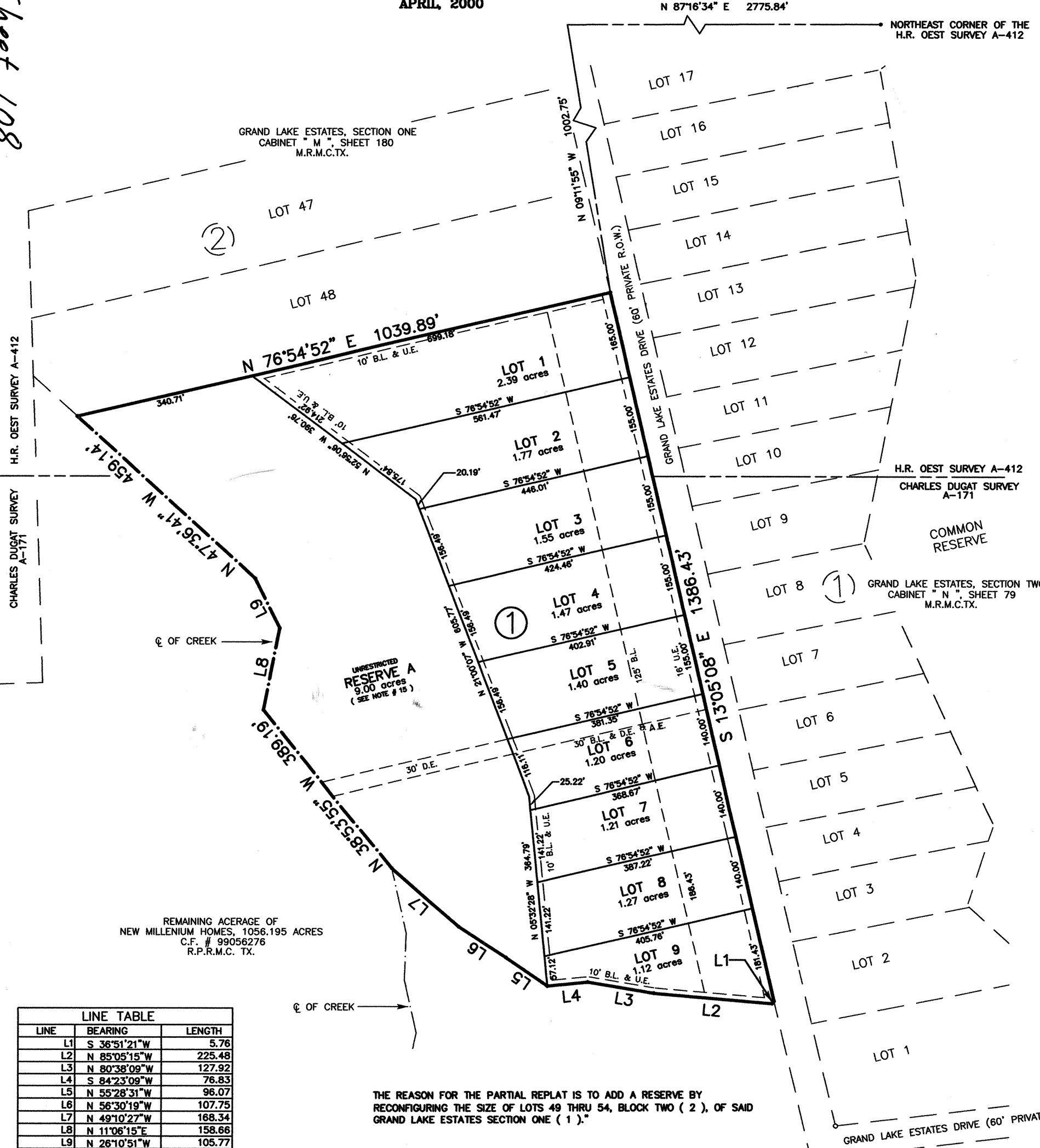
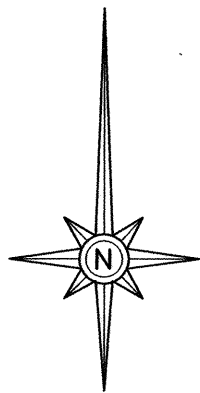
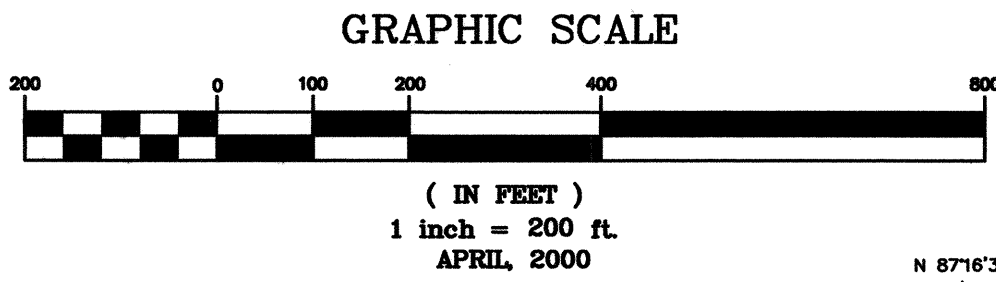
GRAND LAKE ESTATES SECTION FIVE

A SUBDIVISION OF 22.38 ACRES SITUATED IN THE H.R.OEST SURVEY, A-412, AND THE CHARLES DUGAT SURVEY, A-171, MONTGOMERY COUNTY, TEXAS, AND BEING A PARTIAL REPLAT OF GRAND LAKE ESTATES, SECTION ONE, AS RECORDED IN CABINET "M", SHEETS 180-182, OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

CONTAINING: 9 LOTS, 1 BLOCK, 1 RESERVE

OWNER / DEVELOPER
NEW MILLENNIUM HOMES INC.
T.M. OWEN, PRESIDENT
P.O. BOX 2907
CONROE, TEXAS 77305
PH (713)-703-9996

PREPARED BY :
SURVTECH CORPORATION
SURVEYORS PLANNERS CONSULTANTS
P. O. BOX 1080 CONROE, TEXAS 77305
(936) 539-5444



LINE	BEARING	LENGTH
L1	S 36°51'21"W	5.76
L2	N 85°05'15"W	225.48
L3	N 80°38'09"W	127.92
L4	S 84°23'09"W	76.83
L5	N 55°28'31"W	96.07
L6	N 56°30'19"W	107.75
L7	N 49°10'27"E	168.34
L8	N 11°08'15"E	158.66
L9	N 26°10'51"W	105.77

THE REASON FOR THE PARTIAL REPLAT IS TO ADD A RESERVE BY RECONFIGURING THE SIZE OF LOTS 40 THRU 54, BLOCK TWO (2), OF SAID GRAND LAKE ESTATES SECTION ONE (1).

FILED FOR RECORD
00 AUG 11, PM 2:31
MARK TURNBULL, CO. CLERK
MONTGOMERY COUNTY, TEXAS
DEPUTY

STATE OF TEXAS :
COUNTY OF MONTGOMERY :
I, T.M. Owen, President respectively of New Millennium Homes Inc., owner of the property subdivided in the above and foregoing map of Grand Lake Estates, Section Five, 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 Five, located in the H.R. Oest Survey, A-412 and the Charles Dugat Survey, A-171, Montgomery County, Texas, and on behalf of said New Millennium Homes Inc., and dedicate to the 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 of New Millennium Homes Inc., owner of the property subdivided in the above and foregoing map Grand Lake Estates, Section Five, 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."

"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, routes, 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:

- The drainage of septic tanks into road, street, alley, or other public ditches, either directly or indirectly, is strictly prohibited.
- 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 the same under the terms and conditions of such restrictions filed separately, unless otherwise noted."

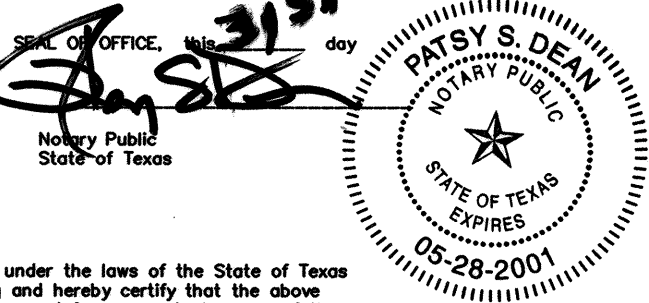
"Further, we do hereby covenant and agree that those streets located within the boundaries of this plat specifically noted as private streets, shall be hereby established and maintained as private streets by the owners, heirs, and assigns to property located within the boundaries of this plat and always available for the general use of said owners and to the public for firemen, firefighting equipment, police and other emergency vehicles of whatever nature at all times and do hereby bind ourselves, our heirs, and assigns to warrant and forever defend the title to the land so designated and established as private streets."

IN TESTIMONY WHEREOF, New Millennium Homes Inc., has caused these presents to be signed by T.M. Owen, its President, this 31st day of May, 2000.

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

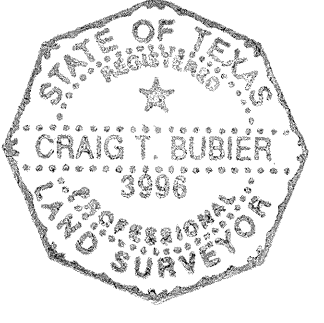
BEFORE ME, the undersigned authority, on this day personally appeared T.M. Owen, President, of New Millennium Homes Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed, 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 31st day of May, 2000.



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.

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



- NOTES:
- B.L. = BUILDING LINE
 - U.E. = UTILITY EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - A.E. = ACCESS EASEMENT
 - I.R.S. = IRON ROD SET
 - I.R.F. = IRON ROD FOUND
 - I.P.F. = IRON PIPE FOUND
 - R.P.R.M.C. TX. = REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS
 - D.R.M.C. TX. = DEED RECORDS OF MONTGOMERY COUNTY, TEXAS
 - M.R.M.C. TX. = MAP RECORDS OF MONTGOMERY COUNTY, TEXAS
 - THERE IS A 10' BUILDING LINE & UTILITY EASEMENT ADJACENT TO ALL SIDE LOT LINES, UNLESS NOTED OTHERWISE.
 - ALL PROPERTY CORNERS ARE 5/8" I.R.S. OR I.R.F. UNLESS OTHERWISE NOTED.
 - THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP # 48339C0345-F, DATED 12/19/96.
 - (1) = BLOCK NUMBER
 - RESERVE A IS RESTRICTED IN ITS USE AS A GOLF COURSE FAIRWAY.

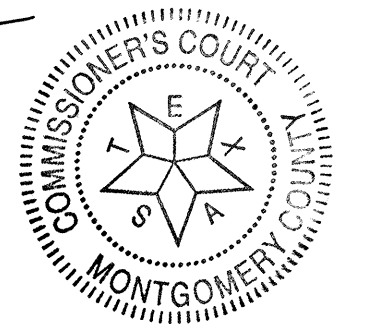
I, Mark J. Mooney, County Engineer of Montgomery County, Texas, do hereby certify that the plat of this subdivision complies with all existing rules and regulations of this office as adopted by the Montgomery County Commissioners' Court."

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 system or of any other area of subdivision within the watershed."

Mark J. Mooney, County Engineer
Montgomery County, Texas

APPROVED by the Commissioners' Court of Montgomery County, Texas, this 31st day of May, 2000.

Mike Meador, Commissioner Precinct 1
Malcolm Purvis, Commissioner Precinct 2
Alan B. Sadler, County Judge
Ed Chance, Commissioner Precinct 3
Ed Rinehart, Commissioner Precinct 4



THE 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 5/31/2000, at 2:31 o'clock, p.m. and duly recorded on 5/31/2000, at 2:31 o'clock, p.m. in cabinet 0 sheet 108 of record of _____ 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, Clerk, County Court
Montgomery County, Texas
By: Sharon Smith, Deputy

I, Scott Karas, Executive Vice President for Merchants Mortgage & Trust Corp., owner and holder of a lien against the property described in the plat known as Grand Lake Estates, Section Five, said lien being evidenced by instrument recorded under Clerk's File #s 99053517, 99055009, of the Real Property Records of Montgomery County, Texas, do hereby in all things subordinate to said plat said lien and I hereby confirm that I am the present owner of said lien and have not assigned the same nor any part thereof.

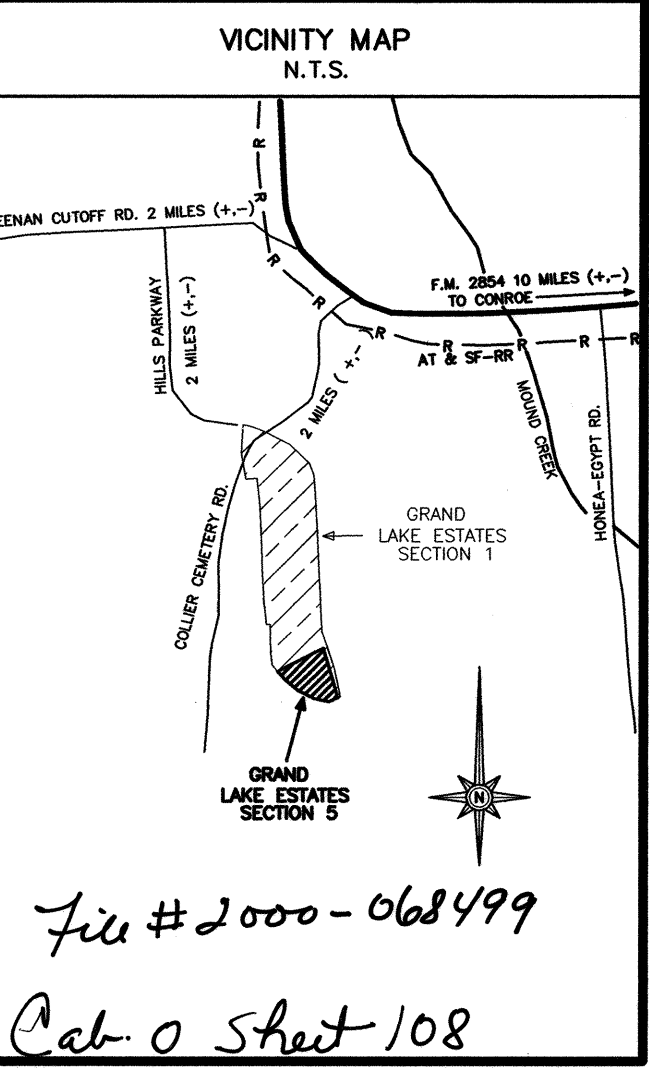
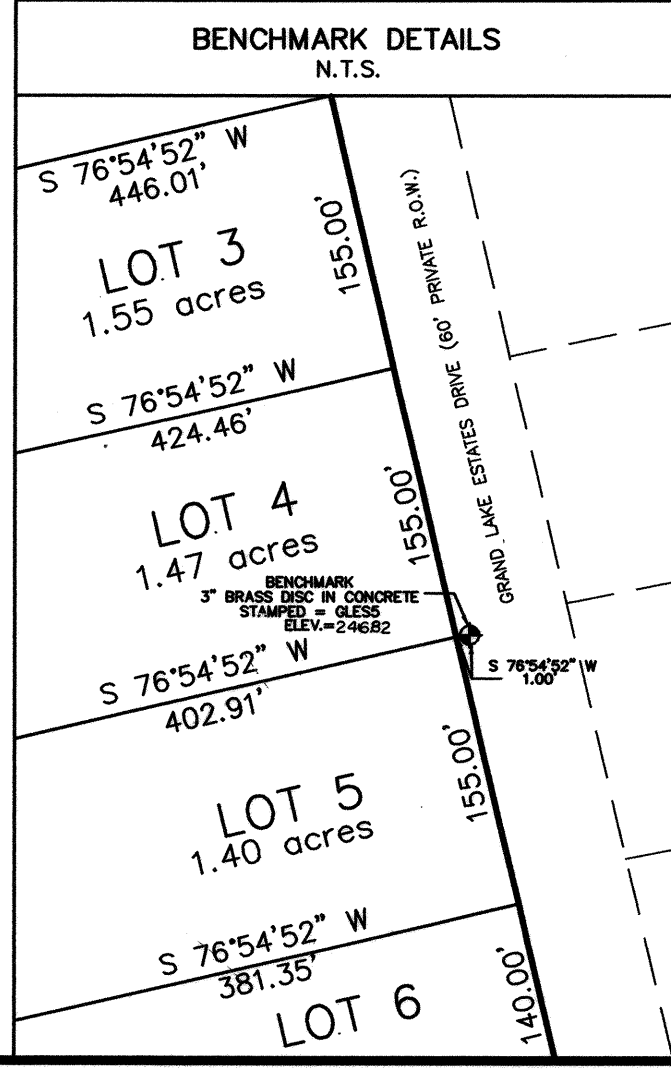
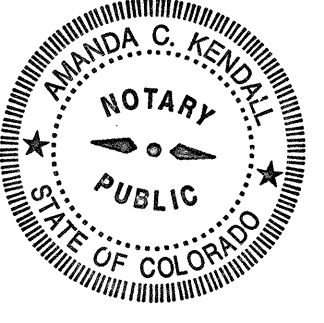
By: Scott Karas, Executive Vice President
Merchants Mortgage & Trust Corp.

THE STATE OF COLORADO :
COUNTY OF DENVER :

BEFORE ME, the undersigned authority, on this day personally appeared Scott Karas, Executive Vice President of Merchants Mortgage & Trust Corp., 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 10th day of May, 2000.

Quade Kendall, Notary Public
State of Texas Colorado



File # 2000-068499
Cab 0 Sheet 108