

STATE OF TEXAS :
COUNTY OF MONTGOMERY :

FINAL PLAT
GRAND LAKE ESTATES
SECTION NINE

" 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 Nine, do hereby make a 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 Nine, located in the Archibald Hodge Survey, A-18, Montgomery County, Texas, and on behalf of said New Millennium Homes, Inc., do 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 the 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 of Grand Lake Estates, Section Nine, 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 center line 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 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 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 noted otherwise."

"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 24th day of JULY, 2002.

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

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 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 3RD day of JULY, 2002.

MARY Y. BUBIER
Notary Public, State of Texas
My Commission Expires
September 15, 2004

Mary Y. Bubier
Notary Public
The State of Texas

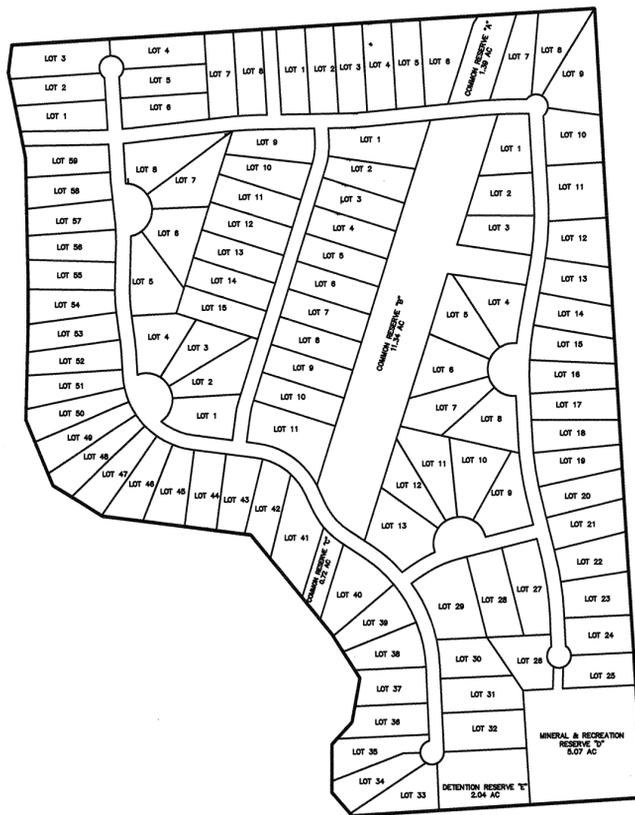
A SUBDIVISION OF 150.193 ACRES OF LAND IN THE ARCHIBALD HODGE SURVEY, A-18, MONTGOMERY COUNTY, TEXAS, AND BEING OUT OF THAT CERTAIN TRACT OF LAND RECORDED UNDER CLERK'S FILE # 2001-076094, OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS.

CONTAINING: 4 BLOCKS, 106 LOTS, 5 RESERVES

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

PREPARED BY :

SURVTECH
SURVEYORS
PLANNERS
"A Land Surveying Company"
P.O. BOX 1080 CONROE, TEXAS 77305-1080
936-539-5444 \ FAX 936-539-5442
EMAIL survtech@mcia.com



" 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 present system 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 7 day of September, 2002."

Mike Meador
Commissioner Precinct 1

Craig Doyal
Craig Doyal
Commissioner Precinct 2

Ed Chance
Commissioner Precinct 3

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 24th day of July, 2002, at 9:30 o'clock, A. m. and duly recorded on 24th day of July, 2002, at 8:32 o'clock, A. m., in Cabinet 5, Sheet 193/194, of record of 193 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

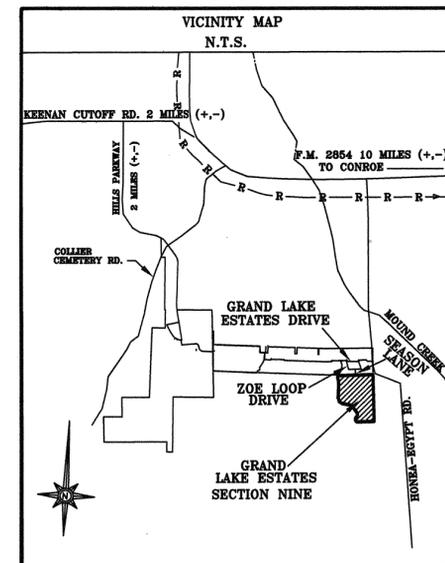
Deputy
By: Deputy



FILED FOR RECORD

2002 SEP 30 AM 8:37

Mark Turnbull
CLERK
MONTGOMERY COUNTY, TEXAS



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



File # 2002101582

Cabinet 5

Sheet 193

FINAL PLAT

GRAND LAKE ESTATES

SECTION NINE

A SUBDIVISION OF 150.193 ACRES OF LAND IN THE ARCHIBALD HODGE SURVEY, A-18, MONTGOMERY COUNTY, TEXAS, AND BEING OUT OF THAT CERTAIN TRACT OF LAND RECORDED UNDER CLERK'S FILE # 2001-076094, OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS.

CONTAINING: 4 BLOCKS, 106 LOTS, 5 RESERVES

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

GRAND LAKE ESTATES
SECTION FOUR
CAB. "N" SHEET 119
R.P.R.M.C.T.X.

TRUNKLINE GAS COMPANY
20' PIPELINE R.O.W. EASEMENT
VOL. 716, PG. 343, R.P.R.M.C.T.X.

RESTRICTED
RES. B
2.17 AC

MONTGOMERY TRACE
SEC FOUR
CAB. "J", SHEET 131,
R.P.R.M.C.T.X.

MOST SOUTHERLY SOUTHWEST
CORNER OF THE THOMAS
CURRY SURVEY, A-136,
MONTGOMERY COUNTY, TEXAS.

AXEL FND THOMAS CURRY SURVEY, A-136
ARCHIBALD HODGE SURVEY, A-18

VALLEYWOOD ACRES
VOL. 7, PG. 209,
R.P.R.M.C.T.X.

APPROXIMATE LOCATION OF
100 YEAR FLOODPLAIN
PER FEMA MAP
#48339C0365-F, DATED 12/19/96

VALLEYWOOD ACRES
VOL. 7, PG. 209,
R.P.R.M.C.T.X.

- 1) B.L. = BUILDING LINE
- 2) U.E. = UTILITY EASEMENT & AERIAL EASEMENT.
- 3) D.E. = DRAINAGE EASEMENT
- 4) E.O.E. = EQUESTRIAN EASEMENT.
- 5) I.R.F. = IRON ROD FOUND.
- 6) P.L.E. = PIPELINE EASEMENT.
- 7) R.P.R.M.C.T.X. = REAL PROPERTY RECORDS, MONTGOMERY COUNTY, TEXAS.
- 8) ALL PROPERTY CORNERS ARE 5/8" I.R.S. UNLESS OTHERWISE NOTED.
- 9) THERE IS A 10' BUILDING LINE & UTILITY EASEMENT ADJACENT TO ALL SIDE & REAR LOT LINES, UNLESS NOTED OTHERWISE.
- 10) THIS PROPERTY DOES PARTLY LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE FEMA, FLOOD INSURANCE RATE MAP #48339C0365-F, DATED 12/19/96.
- 11) RESERVES "A", "B", & "C" ARE RESTRICTED IN THEIR USES FOR DRAINAGE AND RECREATIONAL PURPOSES. RESERVE "B" IS RESTRICTED IN ITS USE FOR MINERAL AND RECREATIONAL PURPOSES ONLY. RESERVE "C" IS RESTRICTED IN ITS USE FOR DETENTION PURPOSES ONLY.
- 12) LOTS 1 & 6, BLOCK 1, IS TO BE ACCESSED FROM ALISON COURT ONLY. LOT 8, BLOCK 1 & LOT 1, BLOCK 2, ARE TO BE ACCESSED FROM GUINEVERE LANE LOTS 27 & 29, BLOCK 2 ARE TO BE ACCESSED FROM JERRY'S WAY ONLY. LOT 59, BLOCK 2, IS TO BE ACCESSED FROM SEBASTIAN'S RUN ONLY. LOT 9, BLOCK 3 & LOT 11, BLOCK 4 ARE TO BE ACCESSED FROM LAUREN'S WAY ONLY. LOTS 1 & 4, BLOCK 3, ARE TO BE ACCESSED FROM COLLIER'S COURT ONLY. LOTS 5 & 8, BLOCK 3, ARE TO BE ACCESSED FROM NICHOLAS COURT ONLY. LOTS 15 & 19, BLOCK 4, ARE TO BE ACCESSED FROM ROBERT'S COURT ONLY. LOTS 20 & 24, BLOCK 4, ARE TO BE ACCESSED FROM CREIGHTON'S COURT ONLY.
- 13) CROSS HATCHED AREA IS A TEMPORARY EASEMENT FOR TURNAROUND UNTIL THE STREET IS EXTENDED WESTERLY IN A RECORDED PLAT.
- 14) ALL RIGHT-OF-WAYS INCLUDE A PERMANENT PUBLIC UTILITY EASEMENT (P.U.E.) & PUBLIC UTILITY ACCESS EASEMENT (P.U.A.E.) FOR THE INSTALLATION, MAINTENANCE, AND REPAIR OF ALL PUBLIC UTILITIES.
- 15) IF TWO OR MORE LOTS, OR FRACTIONS THEREOF ARE CONSOLIDATED INTO A SINGLE FAMILY RESIDENTIAL LOT ALL INTERIOR BUILDING SETBACK LINES AND INTERIOR UTILITY EASEMENT LINES SHALL BE APPLIED TO SUCH RESULTANT LOT LINES AS IF IT WERE ONE ORIGINAL LOT.

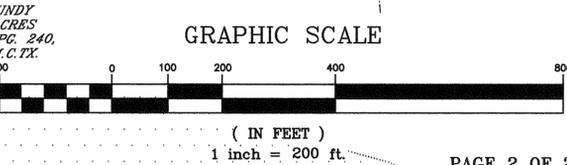


LINE	LENGTH	BEARING
L1	99.71	N03°32'01"W
L2	28.27	N51°08'12"E
L3	20.00	N87°25'18"E
L4	20.00	N87°25'18"E
L5	88.95	N88°26'07"E
L6	78.37	N03°30'50"W
L7	70.00	N03°32'01"W
L8	30.17	S89°55'22"W
L9	29.83	S75°14'40"W
L10	36.95	S74°52'34"W
L11	36.81	S44°30'42"W
L12	31.90	S21°27'37"E
L13	30.00	S14°11'34"E
L14	31.60	S86°57'01"E
L15	31.60	S85°37'00"E
L16	114.22	S01°43'45"W
L17	101.50	N01°43'45"E

CURVE	LENGTH	RADIUS	DELTA C.	BEARING	CHORD DIST	TANGENT
C1	249.81	50.00	286°15'37"	N86°27'59"E	60.00	37.50
C2	227.98	80.00	163°16'40"	N05°46'58"W	158.30	544.31
C3	574.50	460.00	71°33'27"	S07°09'23"W	537.88	331.50
C4	230.18	80.00	164°51'19"	N27°21'10"W	158.60	601.79
C5	254.50	80.00	182°16'27"	N74°40'12"E	159.97	4030.41
C6	261.71	80.00	187°25'59"	N05°18'03"E	159.66	1187.59
C7	170.90	50.00	195°50'09"	N45°55'42"W	99.05	359.50
C8	249.81	50.00	286°15'37"	N87°25'18"E	60.00	37.50
C9	249.81	50.00	286°15'37"	N87°25'18"E	60.00	37.50
C10	146.78	1500.00	5°36'23"	N86°15'40"E	146.72	73.43
C11	147.06	1500.00	5°37'02"	N86°15'59"E	147.00	73.59
C12	28.26	600.00	2°41'54"	N04°52'58"W	28.25	14.13
C13	80.67	600.00	7°42'12"	N02°22'48"W	80.61	40.40
C14	95.97	600.00	9°09'50"	N03°06'38"W	95.86	48.09
C15	43.55	600.00	4°09'32"	N05°36'47"W	43.54	21.79
C16	414.89	300.00	79°14'20"	N43°09'11"W	382.61	248.35
C17	298.90	300.00	57°05'09"	N54°13'46"W	286.69	163.18
C18	161.96	300.00	30°55'52"	N41°09'08"W	160.00	83.00
C19	565.90	600.00	54°02'22"	N29°35'53"W	545.16	305.98
C20	258.35	600.00	24°40'13"	N63°28'19"E	256.36	131.21
C21	243.26	1200.00	11°36'53"	N08°23'08"W	242.84	122.05
C22	226.40	1200.00	10°48'36"	N08°47'16"W	226.07	113.54
C23	289.29	1200.00	13°48'45"	N03°31'24"E	288.59	145.35
C24	292.45	1200.00	13°57'48"	N03°26'53"E	291.72	146.95
C25	131.15	1500.00	5°00'35"	N86°54'13"E	131.11	65.62
C26	122.42	1500.00	4°40'34"	N86°44'12"E	122.39	61.24
C27	109.35	300.00	20°53'02"	N06°55'41"E	108.74	55.29
C28	53.11	300.00	10°08'33"	N12°17'56"E	53.04	26.62
C29	23.81	1500.00	0°54'34"	S88°36'34"W	23.81	11.91

BENCHMARK
LOT 4
BLOCK FOUR
SECTION NINE

BENCHMARK
BRASS DISK
IN CONCRETE
STAMPED:
GLES ELEV.=185.81'



File # 2002101582

Cabinet 5

Sheet 194