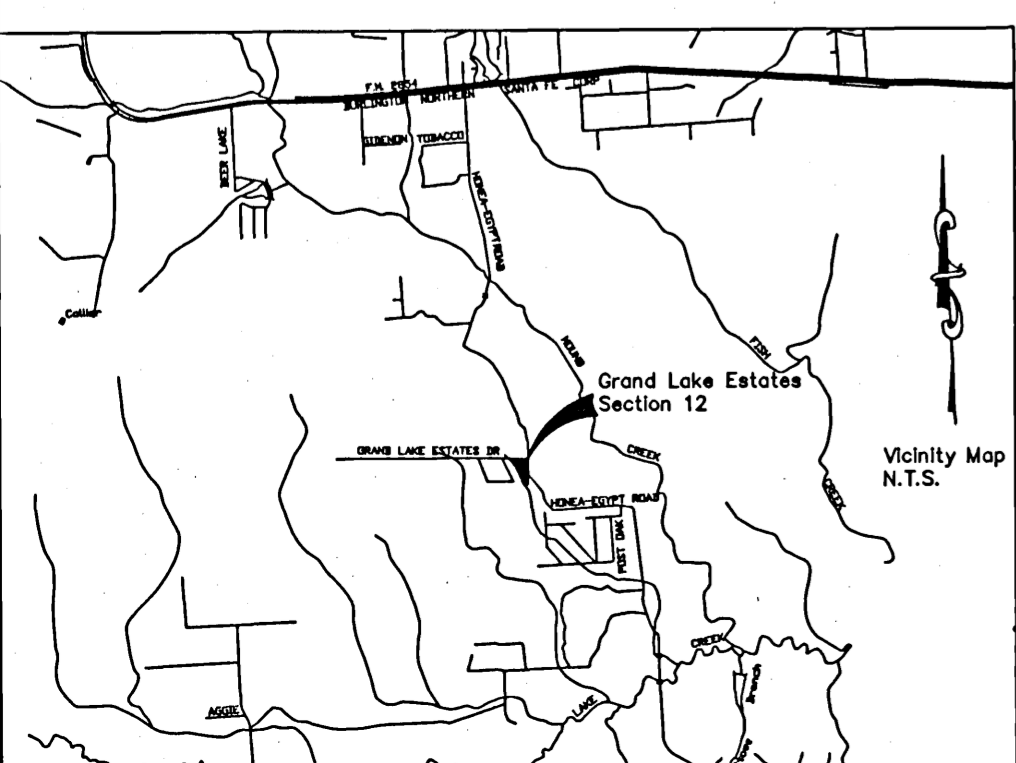
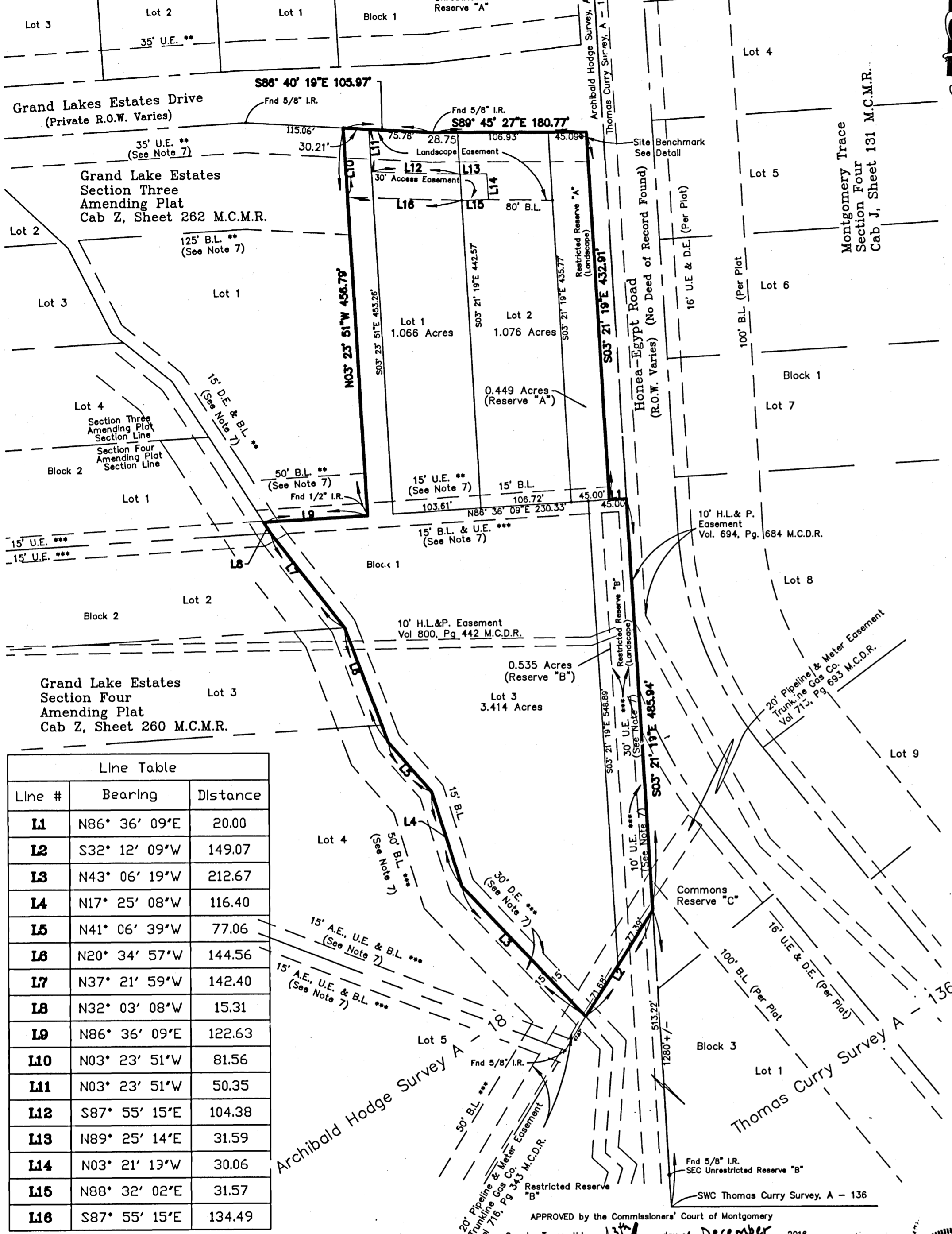


Grand Lake Estates Section Three
Amending Plat Cab Z, Sheet 262 M.C.M.R.



APPROVED by the Commissioners' Court of Montgomery County, Texas, this 13th day of December, 2016.

Thad Meacham
Thad Meacham
Commissioner, Precinct 1

Charlie Riley
Charlie Riley
Commissioner, Precinct 2

Craig Doyd
Craig Doyd
County Judge

James Noack
James Noack
Commissioner, Precinct 3

Jim Clark
Jim Clark
Commissioner, Precinct 4

DOC # 2017003225
Cabinet 00Z Sheet 4330

BENCHMARK DETAIL N.T.S.
The site benchmark consists of a three inch disk set in a concrete column, & stamped GLE 12 Elevation = 212.92' Based on NAVD '88 Geoid '09, Adjusted to NGS Monument BL 1256 Conroe RM1

THE STATE OF TEXAS §
COUNTY OF MONTGOMERY §

We Grand Lake Estates Property Owners Association and Todd Wilkinson, owners of the property subdivided in the above and foregoing map of Grand Lake Estates, Section 12, do hereby make subdivision of said property for and on behalf of said Grand Lake Estates Property Owners Association and Todd Wilkinson, according to the lines, streets, lots, alleys, parks, building lines, and easements thereon shown, and designate said subdivision as Grand Lake Estates, Section 12 located in Archibald Hodge Survey, A-18, Montgomery County, Texas, and on behalf of said Grand Lake Estates Property Owners Association and Todd Wilkinson, 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 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 Grand Lake Estates Property Owners Association and Todd Wilkinson, owners of the property subdivided in the above and foregoing map of Grand Lake Estates, Section 12, 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, we, Grand Lake Estates Property Owners Association and Todd Wilkinson, do hereby dedicate forever to the public a strip, a minimum of land 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 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 to 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 some under the terms and conditions of such restrictions filed separately, unless otherwise noted.

IN TESTIMONY WHEREOF, the Grand Lake Estates Property Owners Association has caused these presents to be signed by Thomas Clark, thereunto authorized, and his common seal hereunto affixed this 29th day of November, 2016.

Grand Lake Estates Property Owners Association
Thomas Clark
Thomas Clark
President
Todd Wilkinson
Todd Wilkinson
Owner (Reserve A Grand Lakes Sec. 4 Amending Plat)

STATE OF TEXAS:
COUNTY OF MONTGOMERY:

Before me, the undersigned authority, on this day personally appeared Thomas Clark, President, 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 partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 29th day of November, 2016.

Notary Public in and for the State of Texas
Tammy Perry
My Commission expires June 20, 2020

STATE OF TEXAS:
COUNTY OF MONTGOMERY:

Before me, the undersigned authority, on this day personally appeared Todd Wilkinson, Owner 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 partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 30th day of November, 2016.

Notary Public in and for the State of Texas
Tammy Perry
My Commission expires June 20, 2020

- Notes:
1. U.E. Indicates Utility Easement.
 2. B.L. Indicates Building Line.
 3. D.E. Indicates Drainage Easement
 4. 5/8" Iron Rods set @ all lot corners unless otherwise noted.
 5. There is a 5' Foot Building line on either side of all side lot lines unless otherwise noted.
 6. This property does not lie within the 100 yr. flood plain according to F.I.R.M. map panel No. 4839CO375 G, effective date: August 18, 2014.
 7. ** as in 50' B.L.** is to reflect Building Lines as recorded in Grand Lake Estates, Section 3 Amending Plat *** as in 50' B.L.*** is to reflect Building Lines as recorded in Grand Lake Estates, Section 4 Amending Plat.
 8. This plat may be subject to the following Easements - TEXAS NATURAL RESOURCE CONSERVATION COMMISSION Affidavit C.C.F.N. 2003-022231 M.C.R.P.R. - TEXAS COMMISSION ON ENVIRONMENTAL QUALITY Affidavit C.C.F.N. 2007-094329 M.C.R.P.R. - NEW MILLENNIUM HOMES INC - Agreement C.C.F.N. 2005-010900 M.C.R.P.R. - RELIANT ENERGY HL&P - Agreement C.C.F.N. 2000-058490 M.C.R.P.R. - NEW MILLENNIUM HOMES INC - Easement C.C.F.N. 2000-092940 M.C.R.P.R. - RELIANT ENERGY HL&P - Agreement C.C.F.N. 2001-106213 M.C.R.P.R. - TEXAS COMMISSION ON ENVIRONMENTAL QUALITY Affidavit C.C.F.N. 2007-094329 M.C.R.P.R. - KEVIN K. KNEISLEY Easement C.C.F.N. 2009-106300 M.C.R.P.R. - RESERVE B GRAND LAKE ESTATES SECTION 3 Declaration C.C.F.N. 2015-070660 M.C.R.P.R. - CHUNG WILKINSON SAU MEE SALLEY Agreement C.C.F.N. 2015-087876 M.C.R.P.R. - CHUNG SIAU MEE SALLEY Agreement C.C.F.N. 2015108583 M.C.R.P.R.
 9. This Plat may be subject to the following Restrictions: Those filed under County Clerk's File Nos. 2000-017506, 2000-017507, 2009-034789, 2009-034790, 2009-075616, 2010072798, 2010072800, 2010072801, 2010072802, 2010075767, 2010099787, 2010110695, 2010110696, and 2010131876, 2011040816, 2011112797, 201113824, 201113825, 201113826, 201113827, 201114781, 2012023447, 2012036009, 2013102694, 2015070660, 2015070661, 2015087876, 2015074145, 2016032622, 2016035051, 2016081775, 2016081213 and those of record in Plat Cabinet Z, as Sheet 262 and in Plat Cabinet Z, as Sheet 260 of the Map Records of Montgomery County, Texas, and those as reflected by the Proposed Map of Final Plat of Grand Lake Estates, Section 12.

FINAL PLAT
GRAND LAKE ESTATES
SECTION 12
A SUBDIVISION OF
6,540 ACRES OF LAND IN THE
ARCHIBALD HODGE SURVEY, A - 18
MONTGOMERY COUNTY, TEXAS
BEING A REPLAT OF UNRESTRICTED RESERVE "B"
GRAND LAKE ESTATES SECTION THREE
AMENDING PLAT CABINET Z, SHEET 262 M.C.M.R.
AND UNRESTRICTED RESERVE "A" GRAND LAKE
ESTATES SECTION 4 AMENDING PLAT CABINET Z,
SHEET 260 M.C.M.R.
Containing 3 Lots in 1 Block
and 2 Restricted Reserves (0.984 Acres)
(The reason for this Replat is to combine the Restricted Reserves from two Sections into one
and reconfigure them into Residential Lots)

November, 2016
OWNER/DEVELOPER

Grand Lake Estates POA
206A S. Loop 336
Conroe, Texas 77304
Phone (305) 905-0483
lannahord@yahoo.com

Todd Wilkinson
10840 Lake Forest Drive
Conroe, Texas 77384

Mark J. Mooney, P.E.
County Engineer
Montgomery County, Texas

"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 intersecting drainage artery or parent stream or on any other area of subdivision within the watershed.

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 December 13, 2016 at 9:30 o'clock A.m, and duly recorded on January 13, 2016 at 12:19 o'clock P.m, in Cabinet 2, Sheet 4330 of record of Maps 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 *Beverly Judd* Deputy

STATE OF TEXAS §
COUNTY OF MONTGOMERY §

We, First Bank N.A., (A.K.A. First Financial Bank) owner and holder of a lien against the property described in the plat known as Grand Lake Estates Section 12, said lien being evidenced by instrument of record in County Clerk File No. 2014-108456 & 2014-108457, of the Real Property Records of Montgomery County, Texas, do hereby in all things subordinate to said plat said lien, and we hereby confirm that we are the present owner of said and have not assigned the same nor any part thereof.

By: *Sam Baker*
Name Sam Baker
Title Trustee
Address 1800 W. White Oak Terrace
Conroe, Texas 77301
Phone Number (281) 364-6691
Fax Number (281) 298-5813

STATE OF TEXAS:
COUNTY OF MONTGOMERY:

Before me, the undersigned authority, on this day personally appeared Sam Baker, Trustee 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 partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 29th day of November, 2016.

Notary Public in and for the State of Texas
Jeffrey Moon
My Commission expires 12/02/2019

Surveyor's Certification
I, Jeffrey Moon, am registered under the laws of the State of Texas to practice the profession of Land Surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey on 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 plot boundary corners have been tied to the nearest survey corner.

Jeffrey Moon
Jeffrey Moon
Registered Professional
Land Surveyor No. 4639

JEFFREY MOON & ASSOCIATES, INC.
LAND SURVEYORS
www.moonsurveying.com
2010072801
P.O. Box 2501 Conroe Texas 77308
Phone (936) 756-5166, Fax (936) 756-5281