

GRAND LAKE ESTATES

SECTION SEVEN

FILED FOR RECORD
01 JAN 25 AM 10:12
MARK TURNBULL, CLERK
MONTGOMERY COUNTY, TEXAS
13
DEPUTY

A SUBDIVISION OF 132.093 ACRES OF LAND IN THE
CHARLES DUGAT SURVEY, A-171, THE BAILEY MCFADDEN SURVEY,
A-353 AND H.R. OEST SURVEY, A-412, MONTGOMERY COUNTY, TEXAS,
AND BEING OUT OF THAT 1056.195 ACRE TRACT OF LAND
RECORDED UNDER CLERK'S FILE # 99056276, OF THE
REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS.

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 Seven, 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 Seven, located in the H.R. Oest Survey, A-412, the Bailey McFadden Survey, A-353 and the Charles Dugat Survey, A-171, Montgomery County, Texas, and on behalf of said New Millennium Homes, Inc., do dedicate to the public use all 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 Seven, 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 public, 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 construct and/or maintain 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:

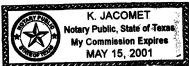
- The drainage of septic tanks into road, street, alley, or other public ditches, either directly or indirectly, is strictly prohibited.
- Drainage structures under private driveways, shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater, and shall 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 noted otherwise.

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 the 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 bond myself, my 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 29th day of December, 2000.

BY: T.M. Owen Pres
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 29th day of December, 2000.

BY: K. Jacomet
Notary Public
The State of Texas

CONTAINING: 6 BLOCKS, 80 LOTS, 5 RESERVES

OWNER / DEVELOPER
NEW MILLENNIUM HOMES, INC.
T.M. OWEN, PRESIDENT
P.O. BOX 2807
CONROE, TEXAS 77305
(713) 703-8996

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

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 benchmarks 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.

BY: C.T. Bubier
Craig T. Bubier, R.P.L.S.
Texas Registration No. 3998

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 permit system or on any other area of subdivision within the watershed.

BY: Mark J. Mooney
Mark J. Mooney, County Engineer
Montgomery County, Texas

APPROVED by the Commissioners' Court of Montgomery County, Texas, this 22nd day of January, 2001.

BY: Mike Meador
Mike Meador
Commissioner Precinct 1

BY: Ed Chance
Ed Chance
Commissioner Precinct 3

BY: Ed Rinehart
Ed Rinehart
Commissioner Precinct 4

BY: 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 12-29-2000 at 9:20 o'clock A. M., and duly recorded on 01-25-01 2000 at 10:05 o'clock A. M., in Cabinet # _____ Sheet 11-72 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.

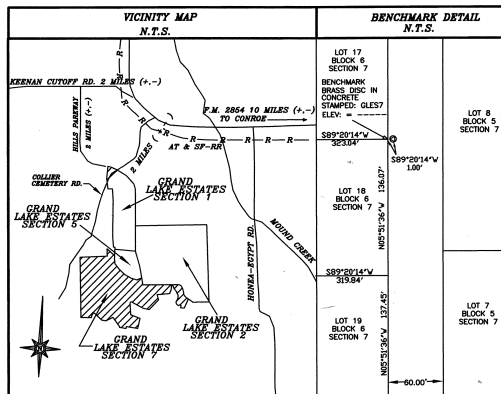
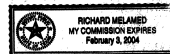
BY: Mark Turnbull
Mark Turnbull
Clerk, County Court
Montgomery County
Deputy

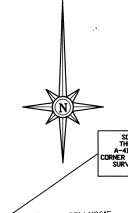
THE STATE OF TEXAS:
COUNTY OF MONTGOMERY:

BEFORE ME, the undersigned authority, on this day personally appeared David Lapin, Manager of Westlake Mortgage Group, 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 Westlake Mortgage Group.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 28th day of December, 2000.

BY: Richard Melamed
Richard Melamed
Notary Public
State of Texas





SOUTHWEST CORNER OF THE 1/2 SECTION 7, A-115 AND THE NORTHEAST CORNER OF THE BAILEY MC FADDEN SURVEY, A-353 MONTGOMERY COUNTY, TEXAS.

4,258.3 ACRES
C.P.# 9722949
R.P.R.M.C.T.X.

LOT 47
GRAND LAKE ESTATES
SECTION ONE
CABINET "M", SHEET 180
M.R.M.C.T.X.

LOT 48

| LINE TABLE | | |
|------------|--------|-------------|
| LINE | LENGTH | BEARING |
| L1 | 135.34 | S05°02'40"W |
| L2 | 38.31 | S01°50'54"E |
| L3 | 66.65 | S34°26'11"W |
| L4 | 63.17 | S06°17'39"W |
| L5 | 16.86 | N13°05'08"W |
| L6 | 75.46 | S10°00'00"W |
| L7 | 19.22 | N13°36'05"E |
| L8 | 22.99 | S00°45'35"E |
| L9 | 22.38 | S00°45'35"E |
| L10 | 21.78 | N00°45'35"W |
| L11 | 76.83 | N84°23'09"E |
| L12 | 136.71 | S88°51'58"W |
| L13 | 109.61 | N05°40'46"E |
| L14 | 52.55 | N72°47'01"W |
| L15 | 58.73 | S48°26'34"W |
| L16 | 39.11 | N48°01'24"W |
| L17 | 87.19 | N09°43'52"W |
| L18 | 153.52 | S26°34'06"W |
| L19 | 117.40 | N00°28'34"E |
| L20 | 199.65 | S27°19'26"E |
| L21 | 85.33 | S46°07'36"E |
| L22 | 123.44 | S22°45'31"E |
| L23 | 60.00 | S10°00'00"W |
| L24 | 126.96 | S30°10'39"W |

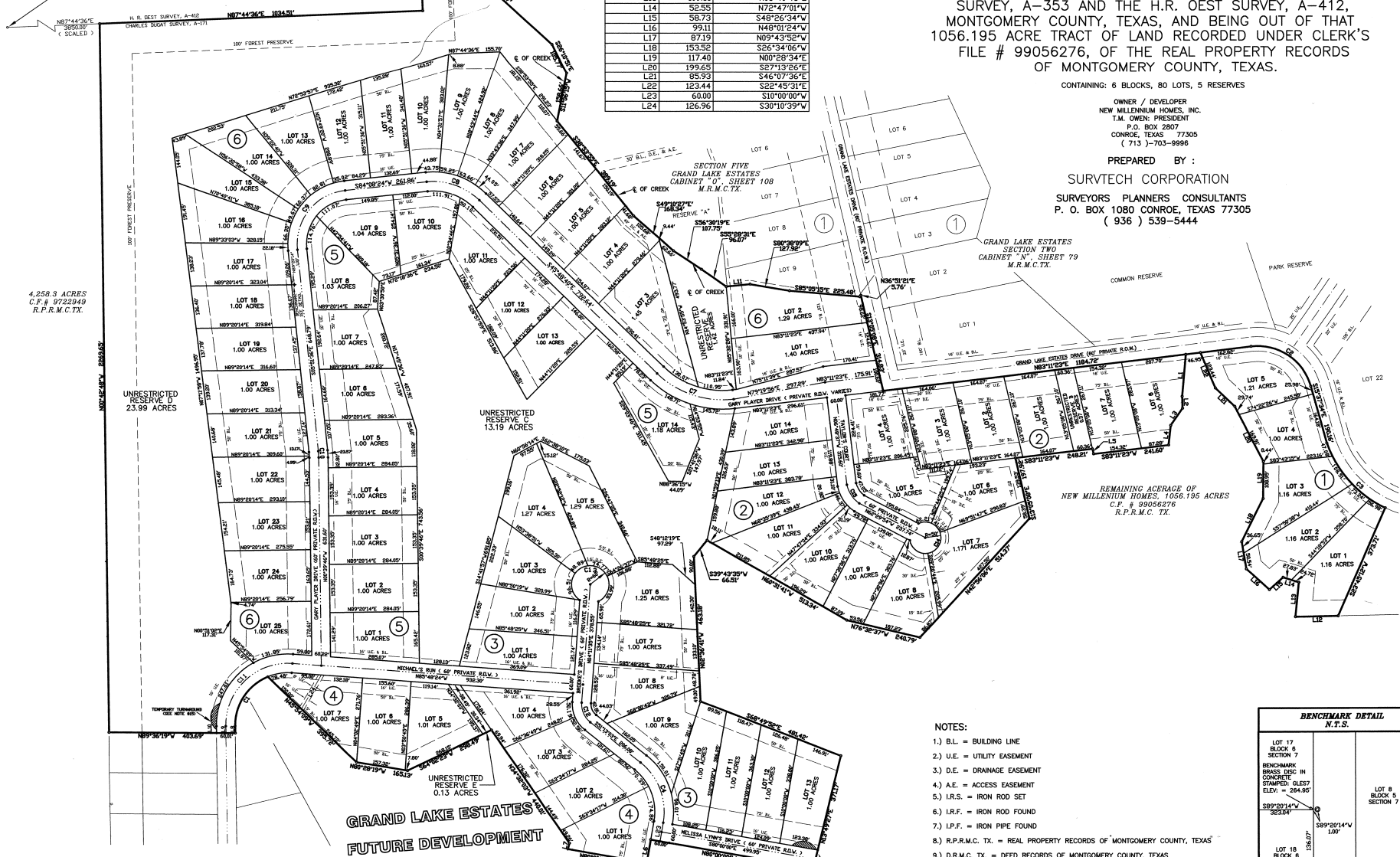
FINAL PLAT GRAND LAKE ESTATES SECTION SEVEN

A SUBDIVISION OF 132.093 ACRES OF LAND IN THE CHARLES DUGAT SURVEY, A-171, THE BAILEY MC FADDEN SURVEY, A-353 AND THE H.R. OEST SURVEY, A-412, MONTGOMERY COUNTY, TEXAS, AND BEING OUT OF THAT 1056.195 ACRE TRACT OF LAND RECORDED UNDER CLERK'S FILE # 99056276, OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS.

CONTAINING: 6 BLOCKS, 80 LOTS, 5 RESERVES

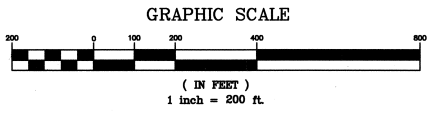
OWNER / DEVELOPER
NEW MILLENNIUM HOMES, INC.
T.M. OWEN: PRESIDENT
P.O. BOX 2807
CONROE, TEXAS 77305
(713)-703-9996

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



| CURVE TABLE | | | | | | |
|-------------|--------|--------|------------|-------------|------------|---------|
| CURVE | LENGTH | RADIUS | DELTA C | BEARING | CHORD DIST | TANGENT |
| C1 | 280.95 | 168.97 | 168.97 | S39°24'39"W | 189.81 | 114.71 |
| C2 | 226.53 | 176.01 | 81.11 | S76°13'09"E | 239.09 | 151.51 |
| C3 | 285.85 | 359.90 | 45°30'26" | S41°38'25"E | 278.40 | 159.95 |
| C4 | 215.97 | 202.01 | 81°13'03" | N02°36'25"W | 205.84 | 119.58 |
| C5 | 263.47 | 156.80 | 94°16'31" | N59°03'07"E | 235.95 | 174.96 |
| C6 | 249.81 | 50.00 | 88°15'37" | S56°48'37"E | 60.00 | 37.50 |
| C7 | 267.80 | 280.70 | 13°10'51" | S71°08'18"E | 259.04 | 143.51 |
| C8 | 184.51 | 211.23 | 50°08'36" | N79°30'08"W | 176.70 | 98.61 |
| C9 | 269.27 | 171.40 | 96°00'00" | S39°08'04"W | 242.43 | 171.45 |
| C10 | 20.94 | 229.71 | 31°59' | N07°19'14"W | 20.84 | 10.43 |
| C11 | 329.75 | 198.97 | 94°57'10" | S44°43'29"W | 292.29 | 216.96 |
| C12 | 71.80 | 74.22 | 23°24'58" | S23°29'44"E | 67.06 | 39.20 |
| C13 | 34.16 | 60.00 | 200°00'00" | N85°48'25"W | 60.00 | 34.64 |
| C14 | 249.81 | 50.00 | 86°15'37" | N67°30'06"E | 60.00 | 37.50 |
| C15 | 72.64 | 97.69 | 42°34'46" | S34°06'31"E | 70.94 | 38.07 |

REMAINING ACERAGE OF NEW MILLENNIUM HOMES, 1056.195 ACRES
C.P.# 99056276
R.P.R.M.C.T.X.



NOTES:

- 1.) B.L. = BUILDING LINE
- 2.) U.E. = UTILITY EASEMENT
- 3.) D.E. = DRAINAGE EASEMENT
- 4.) A.E. = ACCESS EASEMENT
- 5.) I.R.S. = IRON ROD SET
- 6.) I.R.F. = IRON ROD FOUND
- 7.) I.P.F. = IRON PIPE FOUND
- 8.) R.P.R.M.C.T.X. = REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS
- 9.) D.R.M.C.T.X. = DEED RECORDS OF MONTGOMERY COUNTY, TEXAS
- 10.) M.R.M.C.T.X. = MAP RECORDS OF MONTGOMERY COUNTY, TEXAS
- 11.) THERE IS A 15' BUILDING LINE ADJACENT TO ALL SIDE LOT LINES UNLESS NOTED OTHERWISE.
- 12.) THERE IS A 10' UTILITY EASEMENT ADJACENT TO ALL SIDE LOT LINES UNLESS NOTED OTHERWISE.
- 13.) ALL PROPERTY CORNERS ARE 5/8" I.R.S. UNLESS OTHERWISE NOTED.
- 14.) 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.
- 15.) CROSS HATCHED AREA IS A TEMPORARY EASEMENT FOR TURN-AROUND UNTIL THE STREETS ARE EXTENDED IN A RECORDED PLAT.

