

STATE OF TEXAS  
COUNTY OF MONTGOMERY :

FINAL PLAT  
**GRAND LAKE ESTATES**  
**SECTION EIGHT**

FILED FOR RECORD  
2002 JAN -8 PM 2: 13

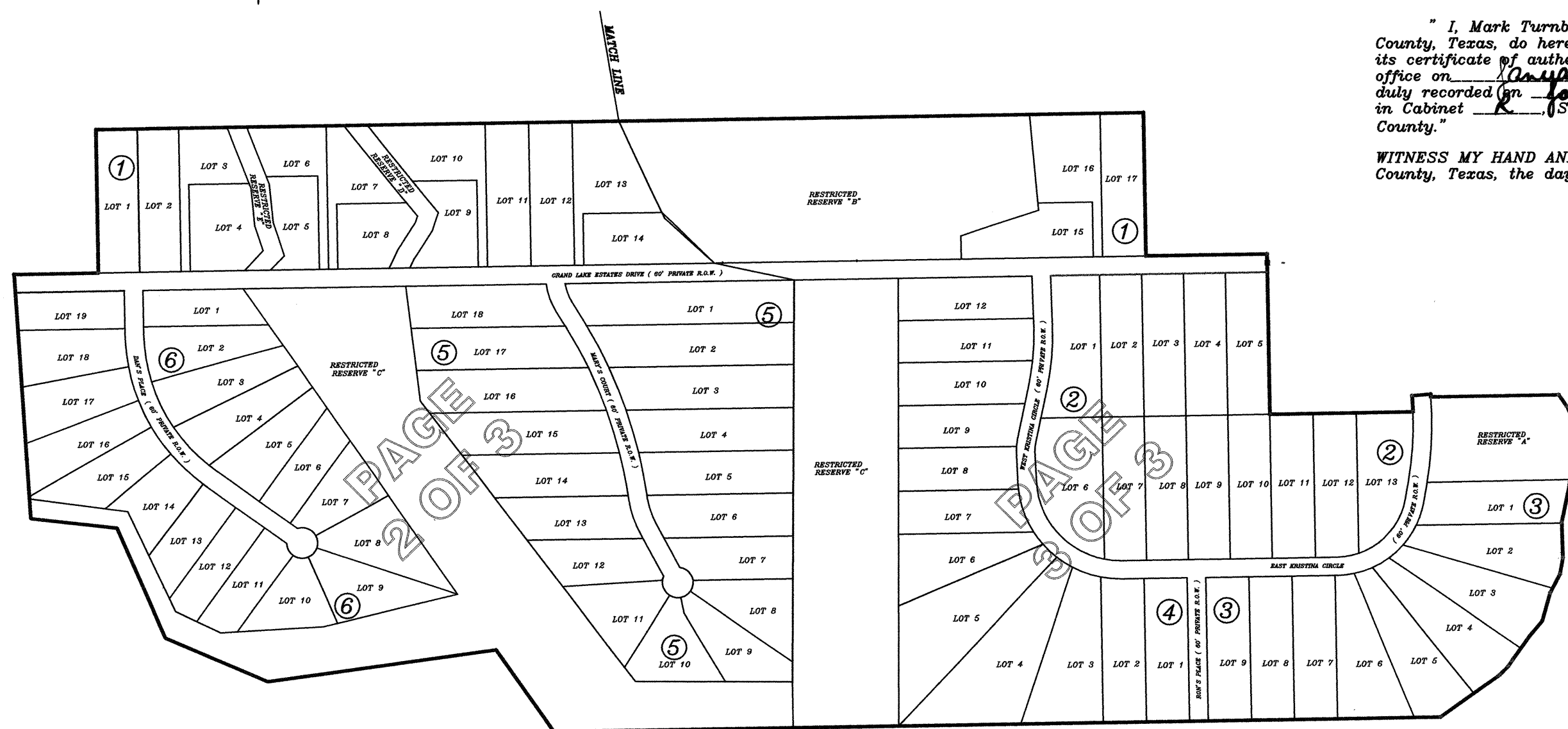
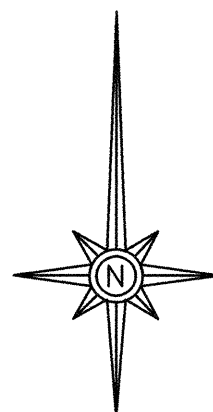
A SUBDIVISION OF 185.03 ACRES OF LAND SITUATED  
IN THE MATTHEW CARTWRIGHT SURVEY, A-135 &  
THE JOHN SEALY SURVEY, A-758, MONTGOMERY  
COUNTY, TEXAS. BEING OUT OF A 559.7036 ACRE  
TRACT OF LAND RECORDED UNDER CLERK'S FILE #  
99091880, OF THE REAL PROPERTY RECORDS OF  
MONTGOMERY COUNTY, TEXAS.

CONTAINING: 6 BLOCKS, 88 LOTS, 5 RESERVES

OWNER / DEVELOPER  
NEW MILLENNIUM HOMES, INC.  
T.M. OWEN: PRESIDENT  
P.O. BOX 2807  
CONROE, TEXAS 77305

PREPARED BY :

**SURVITECH**  
SURVEYORS  
PLANNERS  
"A Land Surveying Company"  
P.O. BOX 1080 \ CONROE, TEXAS 77305-1080  
936-539-5444 \ FAX 936-539-5442  
EMAIL: survitech@ndia.com



" 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 Eight, 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 Eight, located in the John Sealy Survey, A-758 and in the Matthew Cartwright Survey, A-135, Montgomery County, Texas, and on behalf of said New Millennium Homes, Inc., do dedicate to the public use all alleys, parks, streets 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 Eight, 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 11th day of DECEMBER, 2001.

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.

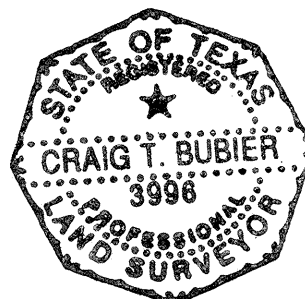
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 11th day of DECEMBER, 2001.

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

Maky Bubier  
Notary Public  
The State of 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 # 2002-002202

Cabinet R Sheet 75

Montgomery County Clerk  
MONTGOMERY COUNTY, TEXAS

" 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 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 \_\_\_ day of \_\_\_, 2001."

Mike Meador  
Mike Meador  
Commissioner Precinct 1  
Ed Chance  
Ed Chance  
Commissioner Precinct 3

Craig Doyal  
Craig Doyal  
Commissioner Precinct 2  
Ed Rinehart  
Ed Rinehart  
Commissioner Precinct 4

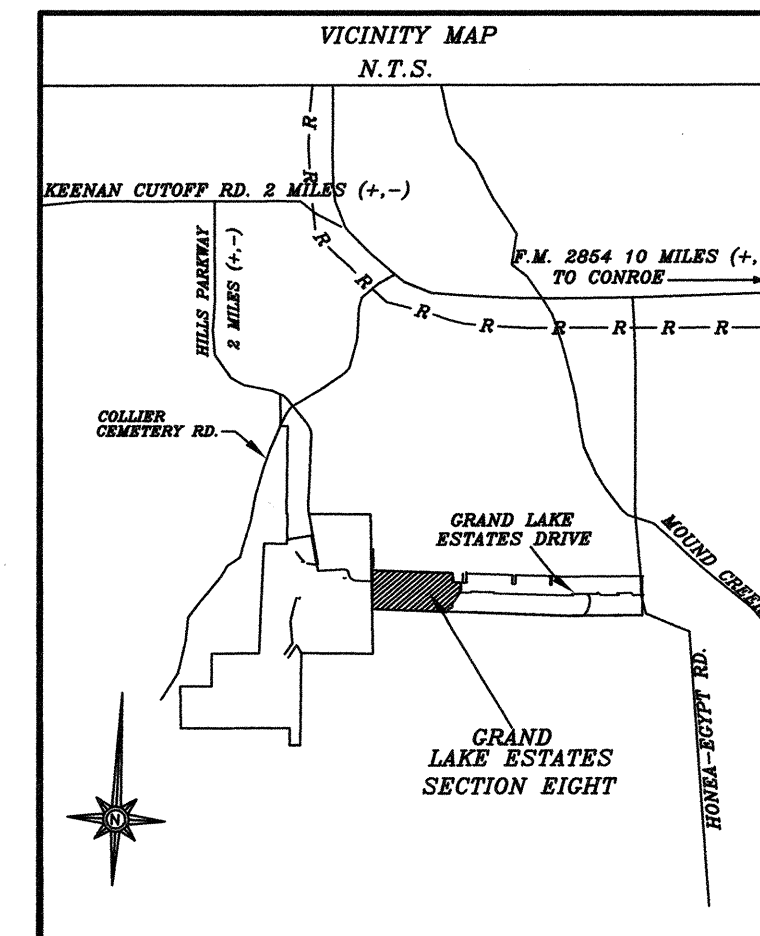
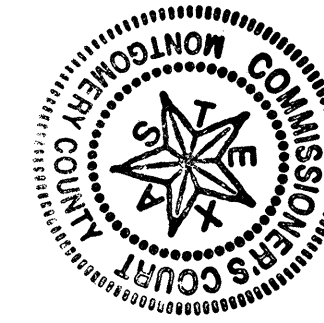
Alan B. Sadler  
Alan B. Sadler  
County Judge

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 January 7, 2002 at \_\_\_ o'clock, \_\_\_ m., and duly recorded on January 8, 2002 at \_\_\_ o'clock, \_\_\_ m., in Cabinet R, Sheet 75-77, 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.

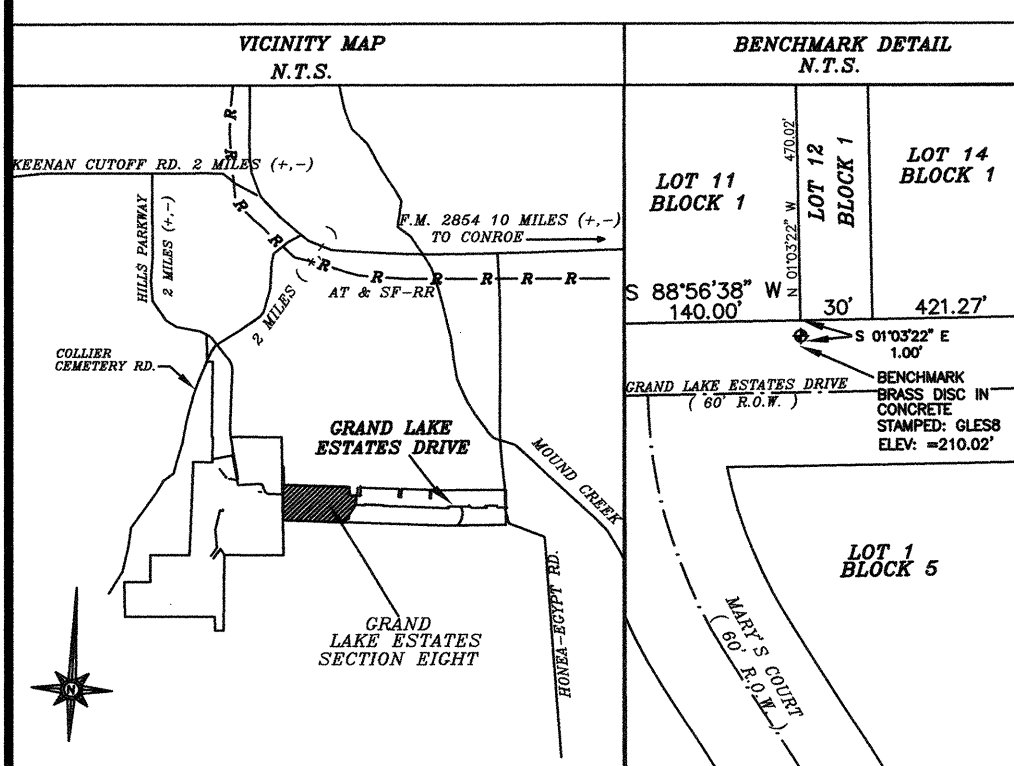
Mark Turnbull  
Mark Turnbull  
Clerk, County Court  
Montgomery County  
By: Wesley Johnson  
Deputy



CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	C. BEARING	CHORD DIST	TANGENT
C1	53.46	1140.16	2°41'11"	N03°32'47"W	53.46	26.73
C2	9.64	1200.16	0°27'36"	S04°39'34"E	9.64	4.82
C3	290.87	1170.16	14°14'32"	N02°13'54"E	290.12	146.19
C4	355.57	257.40	79°08'55"	N49°22'10"E	327.97	212.75
C5	461.19	300.00	88°04'50"	S47°00'57"E	417.10	290.11
C6	38.14	150.00	14°34'07"	S04°18'31"W	38.04	19.17
C7	199.03	824.34	13°50'00"	N04°42'21"E	198.54	100.00
C8	113.54	215.49	30°11'26"	S16°14'35"E	112.24	58.12
C9	567.44	1500.00	21°40'29"	N20°30'03"W	564.07	287.15
C10	249.81	50.00	286°15'37"	N80°20'11"W	60.00	29.89
C11	559.81	600.00	53°27'28"	S27°47'06"E	539.72	302.15
C12	249.81	50.00	286°15'36"	N35°29'09"E	60.00	27.69
C13	97.99	300.00	18°42'55"	S19°01'17"E	97.56	49.44

LINE TABLE		
LINE	LENGTH	BEARING
L1	47.73	S34°22'42"E
L2	57.60	S25°23'47"E
L3	61.95	S24°56'49"E
L4	42.65	S01°36'06"E
L5	38.49	S68°30'53"W
L6	92.44	S05°04'59"W
L7	123.02	S11°36'41"W
L8	115.31	S02°05'30"E
L9	55.35	S09°39'32"W
L10	68.80	S27°35'24"W
L11	93.43	S15°37'57"W
L12	65.73	S39°31'14"W
L13	97.37	S34°54'55"W
L14	21.90	S32°19'25"W
L15	40.17	S44°04'29"W
L16	60.00	N85°06'38"E
L17	57.86	S09°47'42"W
L18	62.54	S31°20'18"E
L19	50.56	S09°39'49"E
L20	50.00	S11°42'36"E
L21	201.16	S21°19'51"E
L22	126.90	S05°30'45"E
L23	114.31	S18°37'20"E
L24	64.92	S43°38'17"W
L25	87.19	N42°04'03"E
L26	83.86	S18°37'20"E
L27	125.46	S05°30'45"E
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L29	367.98	S38°32'39"E
L30	381.89	S38°32'39"E
L31	63.60	S17°46'20"W
L32	110.14	S32°39'29"W
L33	33.55	S24°27'35"W
L34	23.64	S17°46'20"W
L35	104.46	S32°39'29"W
L36	64.33	S24°27'35"W

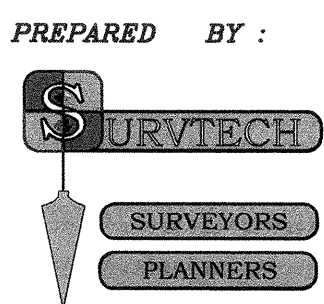
- 1.) B.L. = BUILDING LINE
- 2.) U.E. = UTILITY EASEMENT
- 3.) D.E. = DRAINAGE EASEMENT
- 4.) P.L.E. = PIPELINE EASEMENT
- 5.) I.R.S. = IRON ROD SET
- 6.) I.R.F. = IRON ROD FOUND
- 7.) I.P.F. = IRON PIPE FOUND
- 8.) R.P.R.M.C. TX. = REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS
- 9.) THERE IS A 20' BUILDING LINE ADJACENT TO ALL SIDE LOT LINES, EXCEPT FOR LOTS 2, 3, 4, 5, & 6, BLOCK 3; LOTS 4, 5, & 6, BLOCK 4; LOTS 8, 9 & 10, BLOCK 5; AND LOTS 1, 16, & 19, BLOCK 6 WHICH WILL HAVE 10' BUILDING LINES ADJACENT TO ALL SIDE LOT LINES
- 10.) ALL PROPERTY CORNERS ARE 5/8" I.R.S. UNLESS OTHERWISE NOTED.
- 11.) THIS PROPERTY DOES PARTLY LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP #4833C0345 & 4833C0365, DATED 12/19/96.
- 12.) CROSS HATCHED AREA IS A TEMPORARY EASEMENT FOR TURNAROUND UNTIL THE STREET IS EXTENDED SOUTH IN A RECORDED PLAT.
- 13.) 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 PROPERTY AT SUCH TIME AS THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED PLAT, THE ONE FOOT RESERVES, AT SUCH LOCATIONS THAT ADJUT LAND IN ADJOINING TRACTS 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.
- 14.) RESERVE "A" IS RESTRICTED IN ITS USE FOR DRILL SITE PURPOSES ONLY. RESERVES "B", "C", "D" & "E" ARE RESTRICTED IN THEIR USE FOR LANDSCAPE, DETENTION, DRAINAGE AND AMENITIES ONLY.
- 15.) SUBJECT TO EASEMENTS AND RIGHT-OF-WAY AGREEMENTS CONTAINED WITHIN CLERK'S FILE #9852394, REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS.



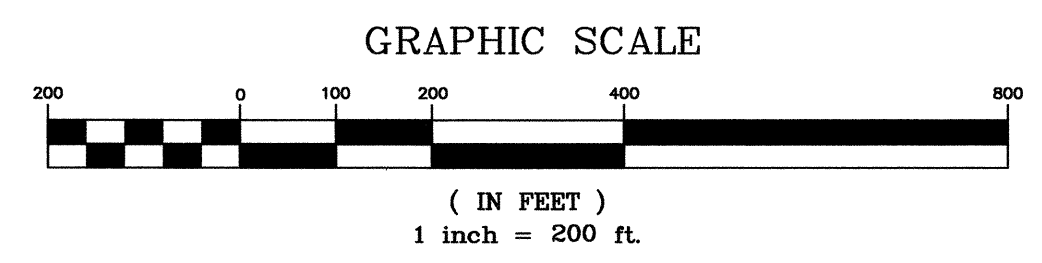
FINAL PLAT  
**GRAND LAKE ESTATES**  
**SECTION EIGHT**

A SUBDIVISION OF 185.03 ACRES OF LAND SITUATED IN THE MATTHEW CARTWRIGHT SURVEY, A-135 & THE JOHN SEALY SURVEY, A-758, MONTGOMERY COUNTY, TEXAS. BEING OUT OF A 559.7036 ACRE TRACT OF LAND RECORDED UNDER CLERK'S FILE # 99091880, OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS.

CONTAINING: 6 BLOCKS, 88 LOTS, 5 RESERVES  
 OWNER / DEVELOPER  
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 T.M. OWEN, PRESIDENT  
 P.O. BOX 2807  
 CONROE, TEXAS 77305



P.O. BOX 1080 \ CONROE, TEXAS 77305-1080  
 936-539-5444 \ FAX 936-539-5442  
 EMAIL survtech@mcia.com



File # 2002-002202 Cabinet R. Sheet 76



FINAL PLAT  
**GRAND LAKE ESTATES**  
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A SUBDIVISION OF 185.03 ACRES OF LAND SITUATED IN THE MATTHEW CARTWRIGHT SURVEY, A-135 & THE JOHN SEALY SURVEY, A-758, MONTGOMERY COUNTY, TEXAS. BEING OUT OF A 559.7036 ACRE TRACT OF LAND RECORDED UNDER CLERK'S FILE # 99091880, OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS.

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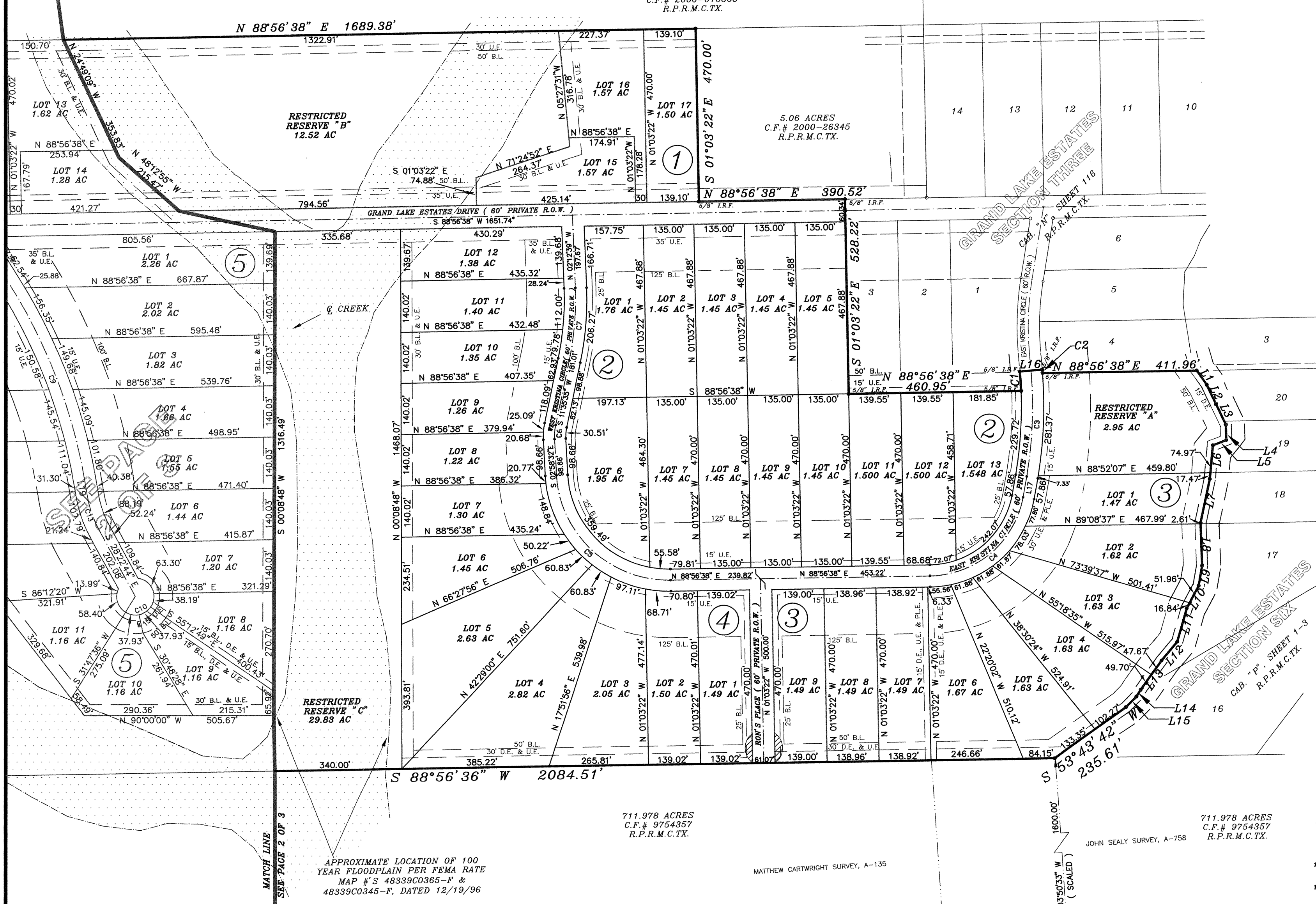
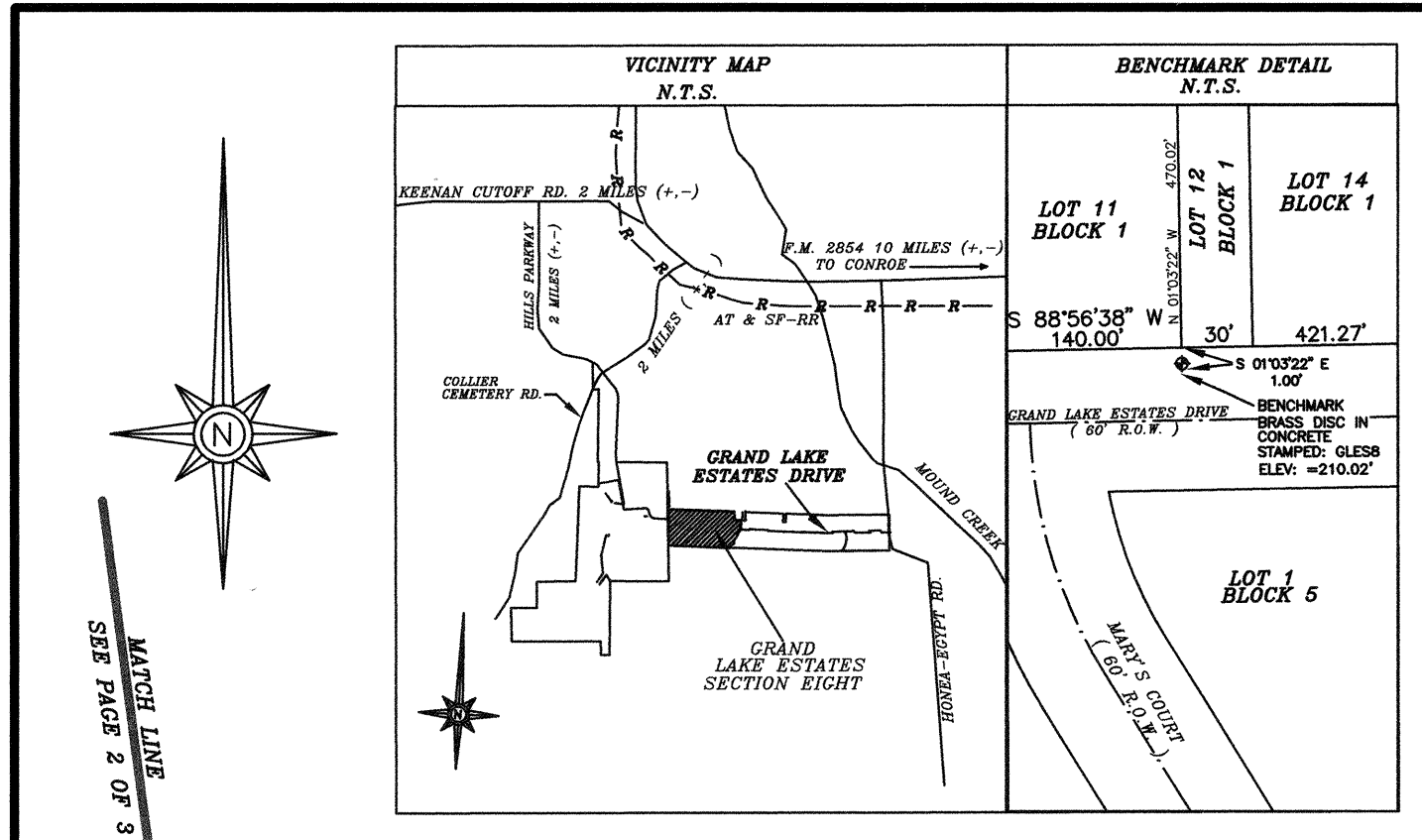
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R.P.R.M.C.TX.

5.06 ACRES  
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R.P.R.M.C.TX.

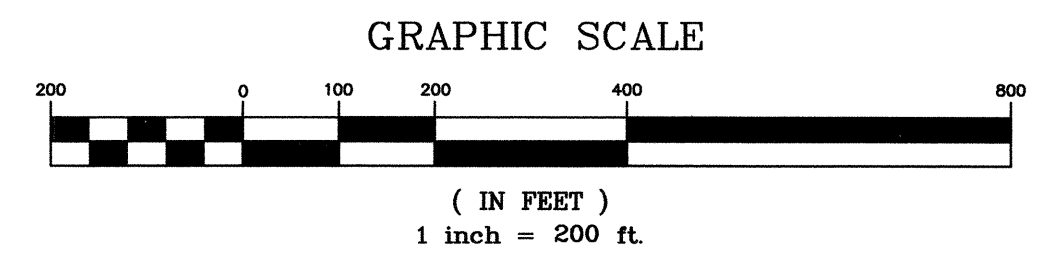
711.978 ACRES  
C.F.# 9754357  
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APPROXIMATE LOCATION OF 100 YEAR FLOODPLAIN PER FEMA RATE MAP # S 48339C0365-F & 48339C0345-F, DATED 12/19/96



- 1) B.L. = BUILDING LINE
- 2) U.E. = UTILITY EASEMENT
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- 15) SUBJECT TO EASEMENTS AND RIGHT-OF-WAY AGREEMENTS CONTAINED WITHIN CLERK'S FILE #9862894, REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS.

PREPARED BY:

**SURVTECH**  
SURVEYORS  
PLANNERS

"A Land Surveying Company"  
P.O. BOX 1080 \ CONROE, TEXAS 77305-1080  
936-339-5444 \ FAX 936-539-5442  
EMAIL survtech@mcia.com

File # 2002-002202 Cabinet R Sheet 77