

GRAND LAKE ESTATES

SECTION SEVEN

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

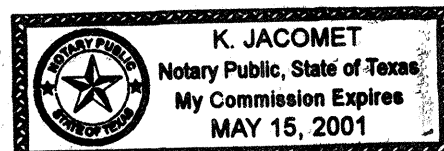
1. The drainage of septic tanks into road, street, alley, or other public ditches, either directly or indirectly, is strictly prohibited.
2. Drainage structures under private driveways, shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater, and shall 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, 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 bind 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 29 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 29 day of December, 2000.

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 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."

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

" 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 29 day of January, 2000." 2001

Mike Meador
Mike Meador
Commissioner Precinct 1

Malcolm Purvis
Malcolm Purvis
Commissioner Precinct 2

Ed Chance
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 Jan 24 2001 at 9:30 o'clock A. m., and duly recorded on 01-25-01, 2000, at 10:10 o'clock A. m., in Cabinet 9, Sheet 71-72 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.

Mark Turnbull
Mark Turnbull
Clerk, County Court
Montgomery County

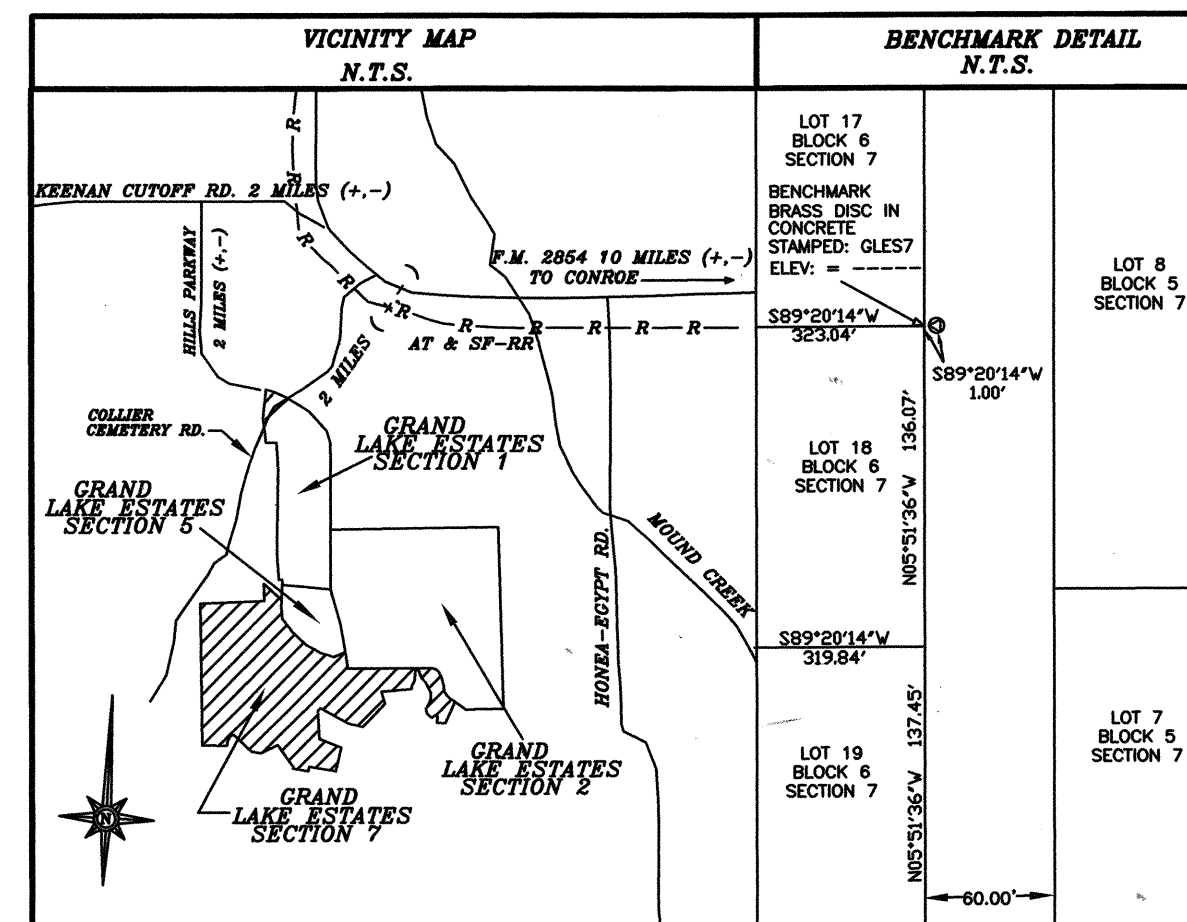
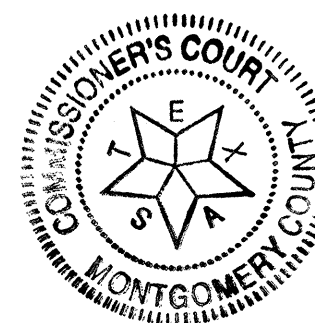
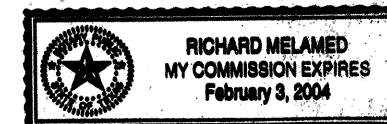
Deputy
By Deputy

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 28 day of December, 2000.

Richard Melamed
Notary Public
State of Texas



FINAL PLAT GRAND LAKE ESTATES SECTION SEVEN

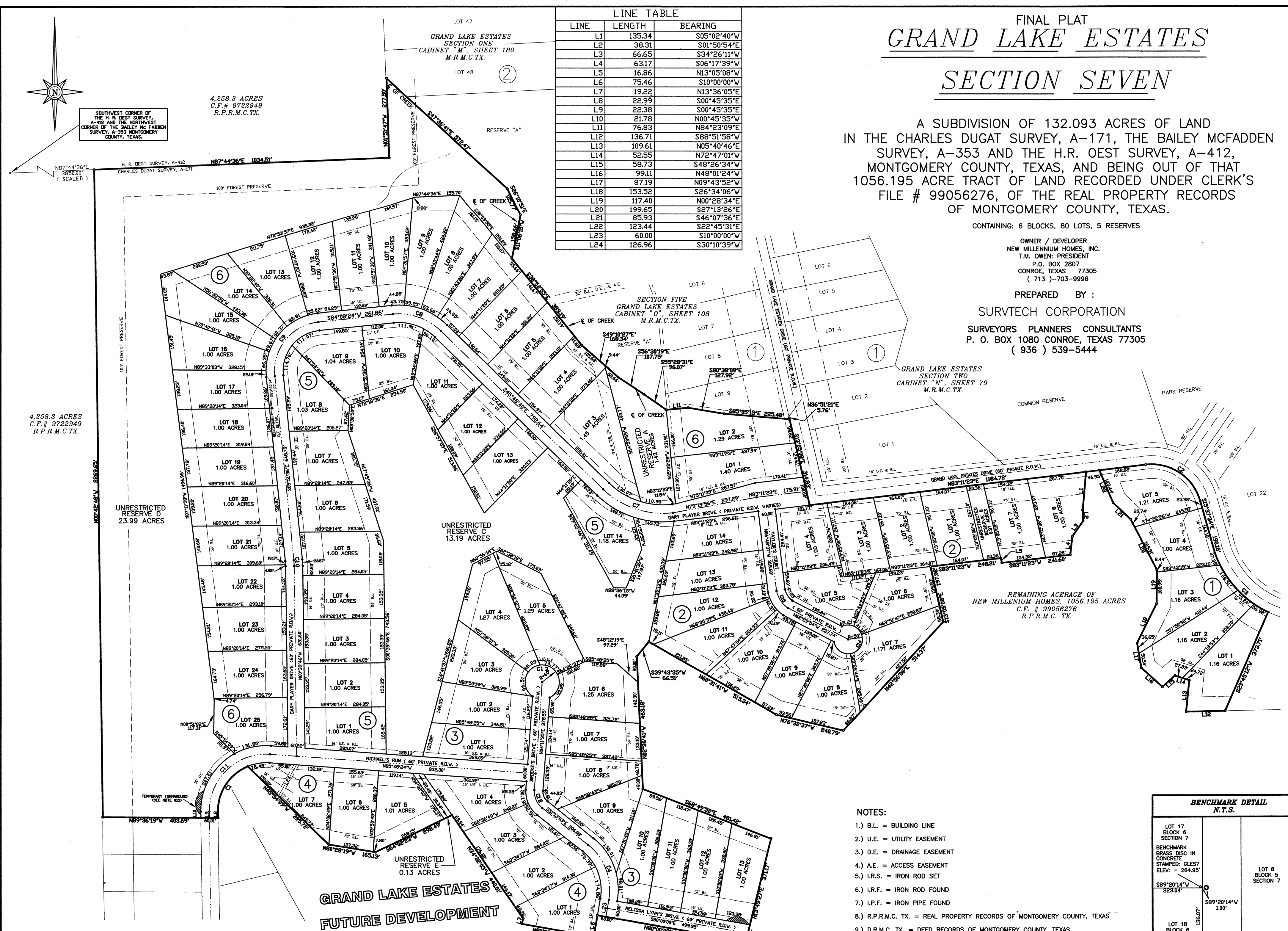
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OF MONTGOMERY COUNTY, TEXAS.

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

LINE	LENGTH	BEARING
L1	135.34	S05°02'40"W
L2	38.31	S01°50'54"W
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	99.11	N48°01'24"W
L17	87.19	N09°43'52"W
L18	153.52	S26°34'06"E
L19	117.40	N00°28'34"E
L20	199.65	S27°13'26"E
L21	85.93	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



CURVE	LENGTH	RADIUS	DELTA	C. BEARING	CHORD DIST	TANGENT
C1	201.55	168.97	68°20'28"	S33°24'39"W	189.81	114.71
C2	250.53	176.80	81°11'23"	S36°13'00"E	230.09	151.51
C3	285.85	259.90	43°30'26"	S41°58'25"E	278.40	150.95
C4	215.97	202.13	61°13'03"	N0°36'32"W	205.84	119.58
C5	263.47	156.80	96°16'31"	N35°03'07"E	233.55	174.98
C6	249.81	50.00	286°15'37"	S06°48'37"E	60.00	37.50
C7	267.80	300.78	51°00'51"	S71°18'11"E	259.04	143.51
C8	184.51	211.23	50°02'56"	N70°50'08"W	178.70	98.61
C9	269.27	171.42	90°00'00"	S39°08'24"W	242.43	171.42
C10	20.84	229.79	51°15'01"	N03°15'11"W	20.84	10.43
C11	329.73	198.97	94°57'10"	S46°43'00"W	293.29	216.96
C12	71.82	74.27	55°24'38"	S23°30'44"E	69.06	39.00
C13	314.16	60.00	300°00'00"	N85°48'25"W	60.00	34.64
C14	249.81	50.00	286°15'37"	N27°30'06"E	60.00	37.50
C15	72.60	97.69	42°34'46"	S34°06'31"E	70.94	38.07

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

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

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. TX. = REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS
- 9) D.R.M.C. TX. = DEED RECORDS OF MONTGOMERY COUNTY, TEXAS
- 10) M.R.M.C. TX. = 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.

