

FINAL PLAT
GRAND LAKE ESTATES

SECTION TWO

A SUBDIVISION OF 167.833 ACRES OF LAND OUT OF A 1056.195
 ACRE TRACT RECORDED UNDER C.F. # 99056276, R.P.R.M.C.TX.
 AND BEING SITUATED IN THE H.R. OEST SURVEY, A-412, AND THE
 CHARLES E. DUGAT SURVEY, A-171, OF MONTGOMERY COUNTY, TEXAS.

FILED FOR RECORD
 00 JAN 14 PM 2:31
 MARK TURNBULL, CO. CLERK
 MONTGOMERY COUNTY, TEXAS
 DEPUTY

STATE OF TEXAS :

COUNTY OF MONTGOMERY :

CONTAINING 42 LOTS, 2 BLOCKS, 2 RESERVES

"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 Two, 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 Two, located in the H.R. Oest Survey, A-412, 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."

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

PREPARED BY :
SURVTECH CORPORATION
 SURVEYORS PLANNERS CONSULTANTS
 P. O. BOX 1080 CONROE, TEXAS 77305
 (409) 539-5444

"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 Two, 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 11th day of OCTOBER, 1999

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

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.

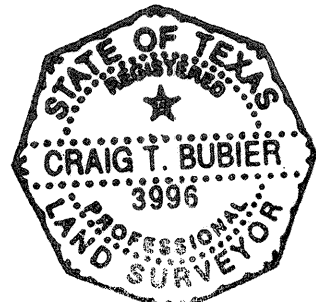
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 11 day of OCTOBER, 1999 .

DANIEL L. SHULTZ
 MY COMMISSION EXPIRES
 September 24, 2002

Daniel L. Shultz
 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



"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 10 day of January, 2000."

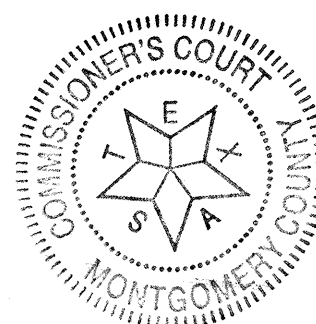
Mike Meador
 Commissioner Precinct 1

Ed Chance
 Ed Chance
 Commissioner Precinct 3

Malcolm Purvis
 Commissioner Precinct 2

Ed Rinehart
 Ed Rinehart
 Commissioner Precinct 4

Alan B. Sadler
 Alan B. Sadler
 County Judge



THE STATE OF TEXAS:

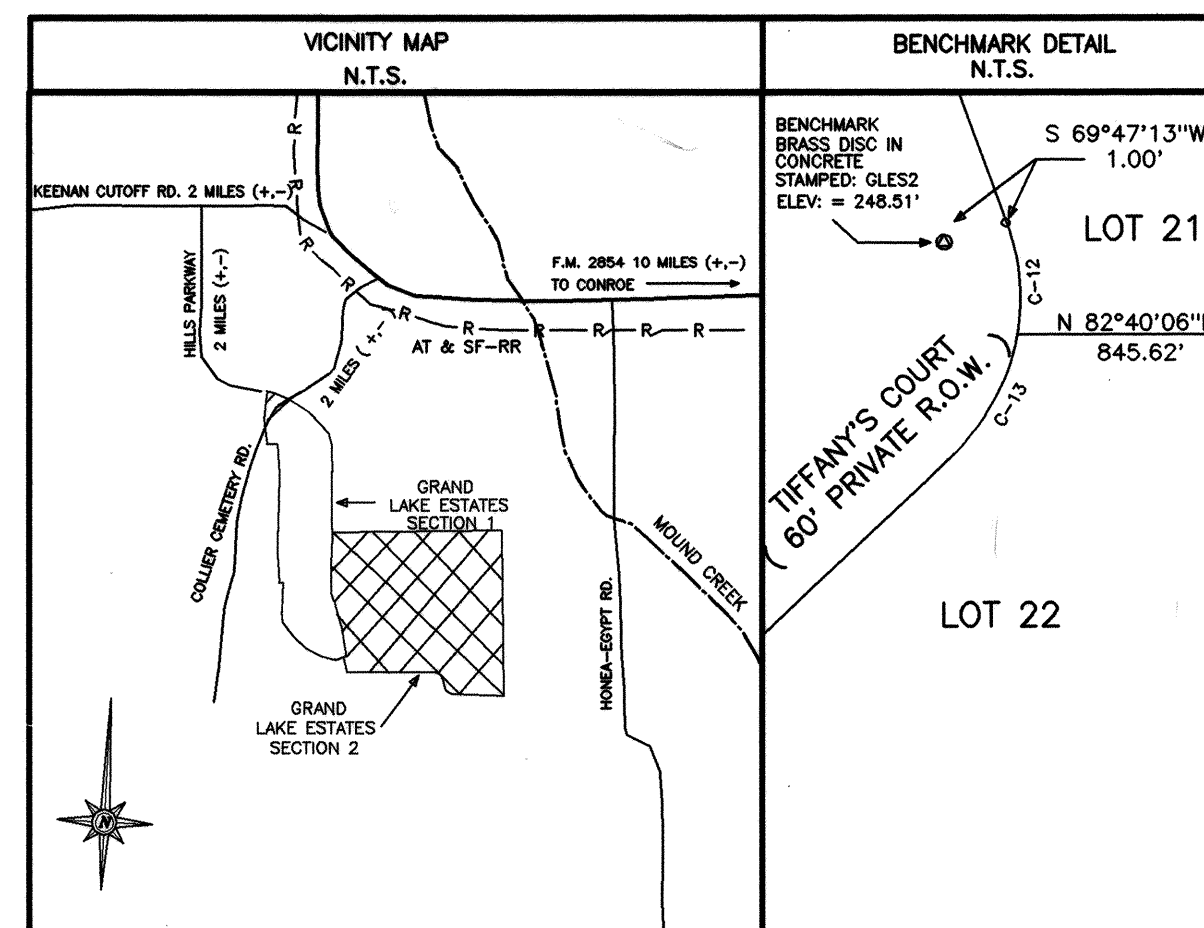
COUNTY OF MONTGOMERY:

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 11 th day of October, 1999 .

DEBORAH HARDWICK
 MY COMMISSION EXPIRES
 February 11, 2003

Deborah Hardwick
 Notary Public
 State of Texas



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 10, 2000, at 9:30 o'clock, A. m., and duly recorded on January 14, 2000, at 2:11 o'clock, P. m., in cabinet N, sheet 79-80, 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

Mark Turnbull
 By: Mark Turnbull
 Deputy

File # 2000-003886 Cal. 71 Sheet 79

FINAL PLAT GRAND LAKE ESTATES SECTION TWO

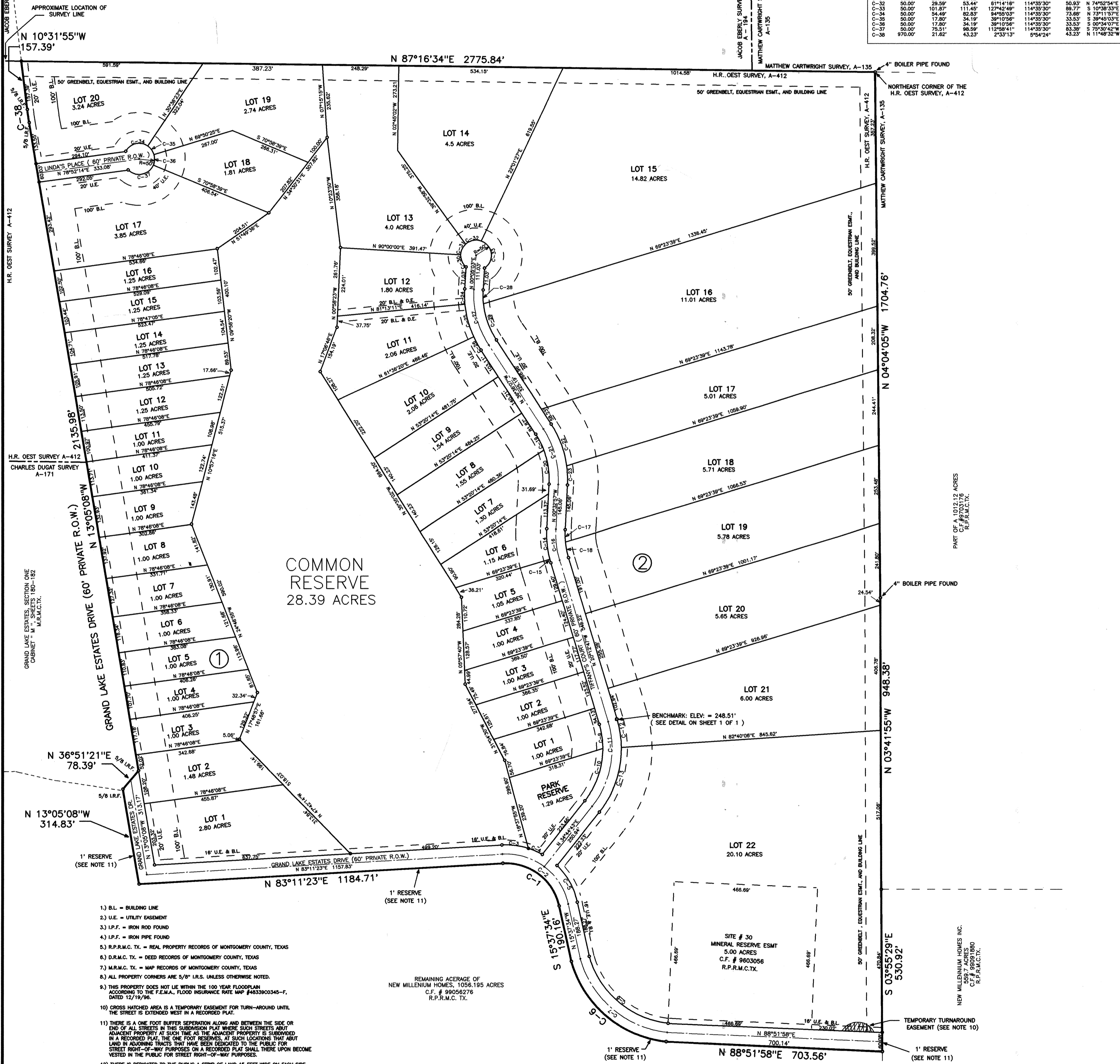
PREPARED BY:
SURVTECH CORPORATION
SURVEYORS PLANNERS CONSULTANTS
P. O. BOX 1080 CONROE, TEXAS 77305
(409) 539-5444

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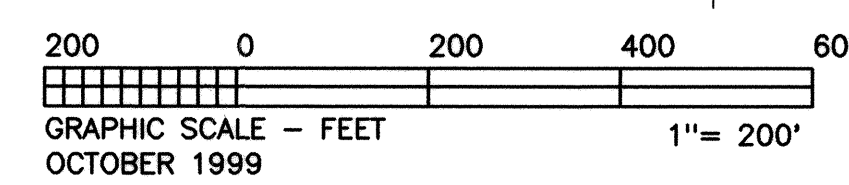
REMAINING ACREAGE OF
E.B.B. FARMS 1514.66 ACRES
C.F. # 9703185
R.P.R.M.C.TX.

OWNER/DEVELOPER
NEW MILLENNIUM HOMES, INC.
T. M. OWEN, PRESIDENT
P.O. BOX 2807
CONROE, TEXAS 77305
(713) 703-9998

CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH.BEARING
C-1	176.81'	151.50'	250.53'	81°11'03"	32°24'19"	230.09'	S 56°13'06"E
C-2	208.81'	177.21'	283.04'	81°11'03"	27°42'16"	269.13'	S 56°13'06"E
C-3	236.81'	202.91'	315.55'	81°11'03"	23°00'13"	308.22'	S 56°13'06"E
C-4	264.81'	228.61'	348.06'	81°11'03"	18°18'10"	347.31'	S 56°13'06"E
C-5	292.81'	254.31'	380.57'	81°11'03"	13°36'07"	386.40'	S 56°13'06"E
C-6	320.81'	280.01'	413.08'	81°11'03"	8°54'04"	425.49'	S 56°13'06"E
C-7	348.81'	305.71'	445.59'	81°11'03"	4°12'01"	464.58'	S 56°13'06"E
C-8	376.81'	331.41'	478.10'	81°11'03"	0°30'00"	503.67'	S 56°13'06"E
C-9	404.81'	357.11'	510.61'	81°11'03"	0°00'00"	542.76'	S 56°13'06"E
C-10	432.81'	382.81'	543.12'	81°11'03"	0°00'00"	581.85'	S 56°13'06"E
C-11	460.81'	408.51'	575.63'	81°11'03"	0°00'00"	620.94'	S 56°13'06"E
C-12	488.81'	434.21'	608.14'	81°11'03"	0°00'00"	660.03'	S 56°13'06"E
C-13	516.81'	459.91'	640.65'	81°11'03"	0°00'00"	699.12'	S 56°13'06"E
C-14	544.81'	485.61'	673.16'	81°11'03"	0°00'00"	738.21'	S 56°13'06"E
C-15	572.81'	511.31'	705.67'	81°11'03"	0°00'00"	777.30'	S 56°13'06"E
C-16	600.81'	537.01'	738.18'	81°11'03"	0°00'00"	816.39'	S 56°13'06"E
C-17	628.81'	562.71'	770.69'	81°11'03"	0°00'00"	855.48'	S 56°13'06"E
C-18	656.81'	588.41'	803.20'	81°11'03"	0°00'00"	894.57'	S 56°13'06"E
C-19	684.81'	614.11'	835.71'	81°11'03"	0°00'00"	933.66'	S 56°13'06"E
C-20	712.81'	639.81'	868.22'	81°11'03"	0°00'00"	972.75'	S 56°13'06"E
C-21	740.81'	665.51'	900.73'	81°11'03"	0°00'00"	1011.84'	S 56°13'06"E
C-22	768.81'	691.21'	933.24'	81°11'03"	0°00'00"	1050.93'	S 56°13'06"E
C-23	796.81'	716.91'	965.75'	81°11'03"	0°00'00"	1090.02'	S 56°13'06"E
C-24	824.81'	742.61'	998.26'	81°11'03"	0°00'00"	1129.11'	S 56°13'06"E
C-25	852.81'	768.31'	1030.77'	81°11'03"	0°00'00"	1168.20'	S 56°13'06"E
C-26	880.81'	794.01'	1063.28'	81°11'03"	0°00'00"	1207.29'	S 56°13'06"E
C-27	908.81'	819.71'	1095.79'	81°11'03"	0°00'00"	1246.38'	S 56°13'06"E
C-28	936.81'	845.41'	1128.30'	81°11'03"	0°00'00"	1285.47'	S 56°13'06"E
C-29	964.81'	871.11'	1160.81'	81°11'03"	0°00'00"	1324.56'	S 56°13'06"E
C-30	992.81'	896.81'	1193.32'	81°11'03"	0°00'00"	1363.65'	S 56°13'06"E
C-31	1020.81'	922.51'	1225.83'	81°11'03"	0°00'00"	1402.74'	S 56°13'06"E
C-32	1048.81'	948.21'	1258.34'	81°11'03"	0°00'00"	1441.83'	S 56°13'06"E
C-33	1076.81'	973.91'	1290.85'	81°11'03"	0°00'00"	1480.92'	S 56°13'06"E
C-34	1104.81'	1000.00'	1323.36'	81°11'03"	0°00'00"	1520.01'	S 56°13'06"E
C-35	1132.81'	1026.10'	1355.87'	81°11'03"	0°00'00"	1559.10'	S 56°13'06"E
C-36	1160.81'	1052.20'	1388.38'	81°11'03"	0°00'00"	1598.19'	S 56°13'06"E
C-37	1188.81'	1078.30'	1420.89'	81°11'03"	0°00'00"	1637.28'	S 56°13'06"E
C-38	1216.81'	1104.40'	1453.40'	81°11'03"	0°00'00"	1676.37'	S 56°13'06"E



- 1.) B.L. = BUILDING LINE
- 2.) U.E. = UTILITY EASEMENT
- 3.) I.P.F. = IRON ROD FOUND
- 4.) I.P.F. = IRON PIPE FOUND
- 5.) R.P.R.M.C. TX. = REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS
- 6.) D.R.M.C. TX. = DEED RECORDS OF MONTGOMERY COUNTY, TEXAS
- 7.) M.R.M.C. TX. = MAP RECORDS OF MONTGOMERY COUNTY, TEXAS
- 8.) ALL PROPERTY CORNERS ARE 5/8" I.R.S. UNLESS OTHERWISE NOTED.
- 9.) 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.
- 10.) CROSS HATCHED AREA IS A TEMPORARY EASEMENT FOR TURN-AROUND UNTIL THE STREET IS EXTENDED WEST IN A RECORDED PLAT.
- 11.) 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 ADJACENT 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.
- 12.) THERE IS DEDICATED TO THE PUBLIC A STRIP OF LAND 15 FEET WIDE ON EACH SIDE OF THE CENTERLINE OF ANY AND ALL GULLIES, RAVINES, DRAINS, SLOUGHS OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID SUBDIVISION.
- 13.) THERE IS A 20' SIDE BUILDING LINE ALONG THE SIDE LOT LINES OF LOTS 1 THRU 20, BLOCK 1, AND LOTS 1 THRU 14, BLOCK 2, UNLESS OTHERWISE NOTED ON PLAT.
- 14.) THERE IS A 50' BUILDING LINE ALONG THE SIDE LOT LINES OF LOTS 15 THRU 22, BLOCK 2, UNLESS OTHERWISE NOTED ON PLAT.



Juli # 2 000-003886 Cab-N Sheet 80