

STATE OF TEXAS
COUNTY OF MONTGOMERY :

GRAND LAKE ESTATES

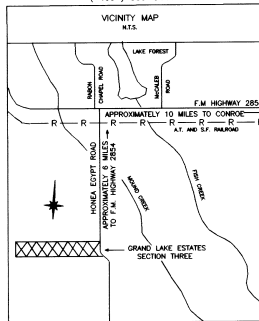
FILED
6 FEB 16 PM 3:47
MONTGOMERY COUNTY CLERK
MONTGOMERY, TEXAS

SECTION THREE AMENDING PLAT

BEING AN AMENDING PLAT OF
GRAND LAKE ESTATES SECTION 3,
AS RECORDED IN CABINET "N", SHEETS 116-118
OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS
A SUBDIVISION OF 177.785 ACRES IN THE
ARCHIBALD HODGE SURVEY, A-18, THE
JOHN SEALY SURVEY, A-758, AND THE
MATTHEW CARTWRIGHT SURVEY, A-135,
MONTGOMERY COUNTY, TEXAS, OUT OF THAT DEED
RECORDED UNDER CLERK'S FILE # 0000180
REAL PROPERTY RECORDS, MONTGOMERY COUNTY, TEXAS
THE REASON FOR THIS AMENDMENT IS TO ADD THE PRIVATE
DESIGNATION TO ALL STREETS
AND THE ADDITION OF PIPELINE EASEMENTS
CONTAINING 9 BLOCKS, 100 LOTS, 2 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
(409) 539-5444



* I, T.M. Owen, President, respectively of New Millennium Homes Inc., original owner of the property subdivided in the above and foregoing map of Grand Lake Estates, Section Three, Amending Plat do hereby make 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 Three, Amending Plat located in the Archibald Hodge Survey, A-18, the John Sealy Survey, A-758, and the Matthew Cartwright Survey, A-135, Montgomery County, Texas, and on behalf of said New Millennium Homes Inc.; 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 and alleys dedicated, or occasioned by the alteration of the surface of any portion of 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 respectively of New Millennium Homes Inc., owners of the property subdivided in the above and foregoing map of Grand Lake Estates, Section Three, Amending Plat 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.

* There is also dedicated for utilities an unobstructed aerial easement ten (10) feet wide from a plane twenty one and a half (21 1/2) feet above the ground upward, located adjacent to all easements shown hereon, unless noted otherwise on the plat.

* 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 centerline 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 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 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 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, fire fighting 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.

* Further, owners 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 same under the terms and conditions of such restrictions filed separately, unless otherwise noted.

* Further, owner does hereby certify that this amending plat does not attempt to alter, amend, or remove any covenants or restrictions.

* 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 of parent stream or on any other area of subdivision within the watershed.

Mark J. Mooney
County Engineer
Montgomery County, Texas

* APPROVED by the Commissioners' Court of Montgomery County, Texas, this 16th day of February, 2006.

Mike Meador
Commissioner Precinct 1
Ed Chance
Commissioner Precinct 3

Craig Doyd
Commissioner Precinct 2
Ed Reinhart
Commissioner Precinct 4
Aloh 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 February 16, 2006, at 3:47 PM, and duly recorded, on February 16, 2006, at 3:47 PM, in cabinet 2, sheet 262 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
Clerk, County Court
Montgomery County
Stacey Wilson
Deputy

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 plot boundary corners have been tied to the nearest survey corner.



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

I, Craig T. Bubier hereby certify that the following changes were necessary to eliminate errors which appear on the plat of Grand Lake Estates, Section 3, recorded on February 25, 2000, in Cabinet "N", Sheets 116-118, Montgomery County Map Records:

Private street language was added to the owner's dedication on Sheet 1, and the word "private" was added to the ROW, width designation after the street names Grand Lake Estates Drive, East Connie Lane, West Zoe Loop Drive, and East Zoe Loop Drive, & East Kristina Circle on Sheets 2 and 3.
Pipeline Easement added to lots 7 & 8, Block 5

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

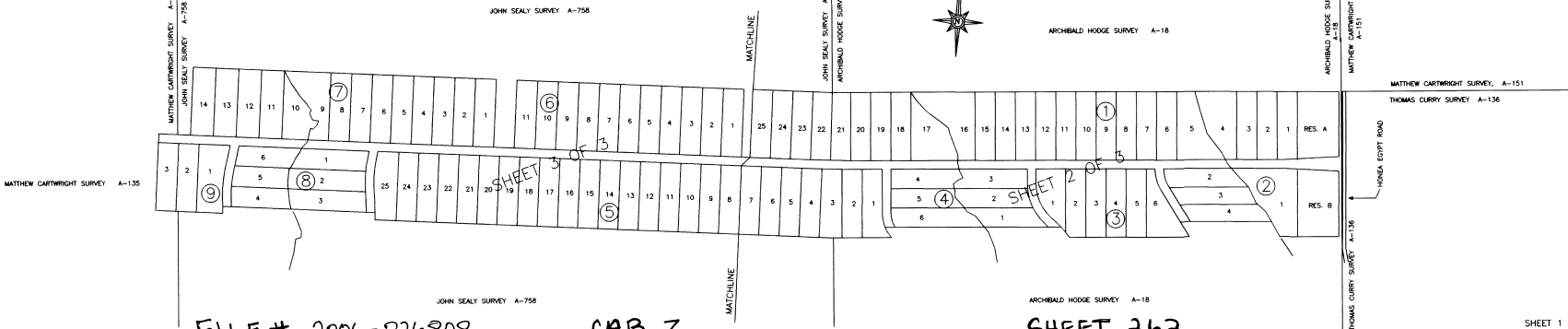
IN TESTIMONY WHEREOF, New Millennium Homes Inc., has caused these presents to be signed by T.M. Owen, it's President, this 16th day of February, 2006.

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

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 he executed the same for the purposes and in the capacity therein and herein set out, and as the act and deed of said entity.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 16th day of February, 2006.



Maria L. Kilgore
Notary Public
State of Texas



FILE # 2006-026808

CAB. Z

SHEET 262

SHEET 1 OF 3

- NOTES:
- 1) B.L. = BUILDING LINE
 - 2) U.E. = UTILITY EASEMENT
 - 3) U.E. = UTILITY EASEMENT
 - 4) S.F.P.A.C. T.L. = REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS
 - 5) S.F.P.A.C. T.L. = REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS
 - 6) S.F.P.A.C. T.L. = DEED RECORDS OF MONTGOMERY COUNTY, TEXAS
 - 7) THERE IS A 15' BUILDING LINE ADJACENT TO ALL SIDE LOT LINES (UNLESS OTHERWISE NOTED)
 - 8) THERE IS A ONE FOOT BUFFER SEPARATION ALONG AND BETWEEN THE SIDE OF ONE OF ALL STREETS IN THE SUBDIVISION THAT THESE BLOCKS STREET AND ADJACENT TRACTS. TO SUCH THE ADJACENT PROPERTY IS SUBDIVIDED IN A MANNER THAT THE ONE FOOT RECORDS OF DEEDS (UNLESS THE ONE FOOT LINE ADJACENT HAS BEEN DEDICATED TO THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES OR A RECORDS FOR THAT LINE, THERE IS ONE FOOT BUFFER SEPARATION FOR THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES.
 - 9) (C) = BLOCK NUMBER
 - 10) THERE IS A 15' UTILITY EASEMENT ADJACENT TO ALL SIDE LOT LINES (UNLESS OTHERWISE NOTED)
 - 11) ALL DIMENSIONS ARE 5/16" DIA. HOLE SIZES UNLESS NOTED OTHERWISE.
 - 12) THE PAVED (15') FOOT UTILITY EASEMENT LOCATED ON RESERVE A, AND LOT 1, BLOCK 3, LOTS 1-4, BLOCK 3, LOTS 3-4, BLOCK 4, ALL HAVE A 30" AERIAL CONCRETE FINISH AND SIDEWALKS.
 - 13) SUBJECT TO AN AGREEMENT FOR UNDERGROUND SERVICES AS RECORDED UNDER THE 2006-000000 CONCRETE PIPING C. SECTION ORDE & GRAND LAKE ESTATES D.
 - 14) SUBJECT TO A RIGHT OF WAY EASEMENT AS RECORDED UNDER THE 2006-000000 CONCRETE PIPING C. SECTION ORDE & GRAND LAKE ESTATES D.



FEBRUARY 2006

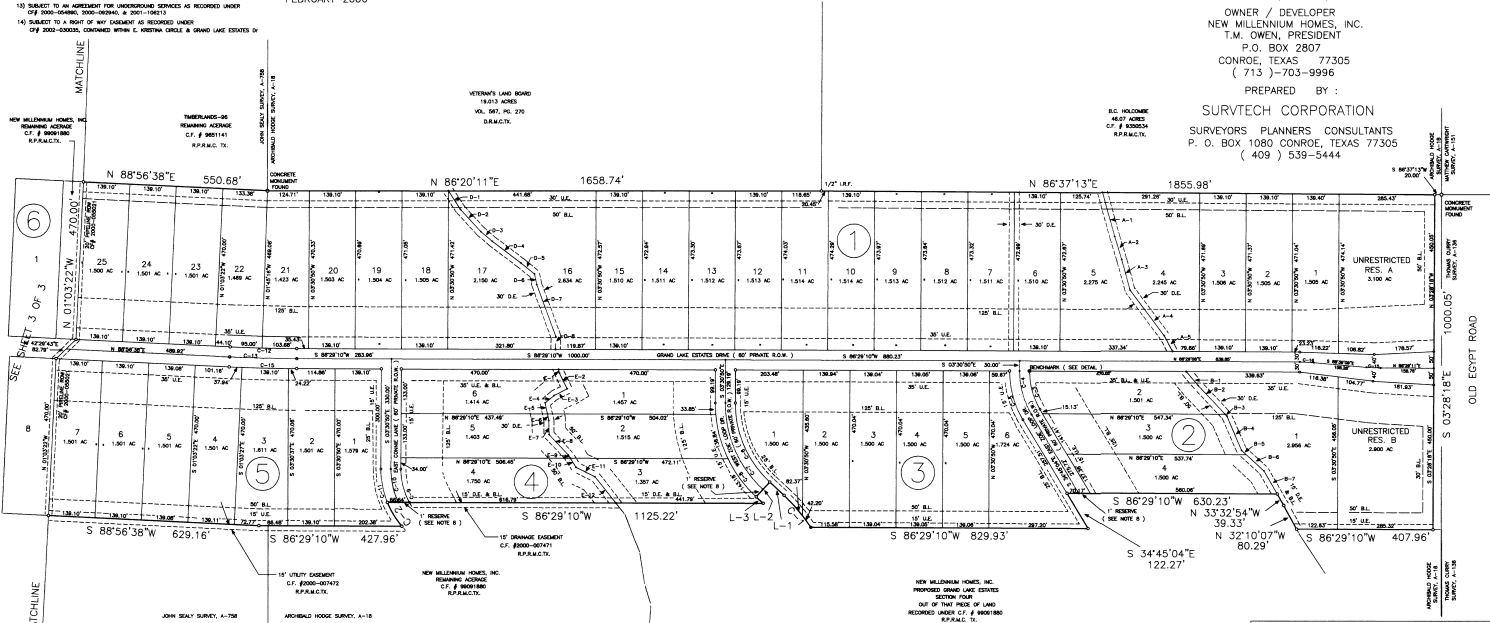
GRAND LAKE ESTATES

SECTION THREE AMENDING PLAT

BEING AN AMENDING PLAT OF GRAND LAKE ESTATES, SECTION 3, AS RECORDED IN CABINET "M", SHEETS 116-118 OF THE MAP RECORDED OF MONTGOMERY COUNTY, TEXAS. A SUBDIVISION OF 177.785 ACRES IN THE ARCHIBALD HODGE SURVEY, A-18, THE JOHN SEAY SURVEY, A-758, AND THE MATTHEW CARTWRIGHT SURVEY, A-135, MONTGOMERY COUNTY, TEXAS, OUT OF THAT DEED RECORDED UNDER CLERK'S FILE # 99001800 REAL PROPERTY RECORDS, MONTGOMERY COUNTY, TEXAS. THE REASON FOR THIS AMENDMENT IS TO ADD THE PRIVATE DESIGNATION TO ALL STREETS AND THE ADDITION OF PIPELINE EASEMENTS CONTAINING 8 BLOCKS, 100 LOTS, 2 RESERVES.

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

PREPARED BY:
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P. O. BOX 1080 CONROE, TEXAS 77305
(409) 539-5444



BOUNDARY LINE TABLE		
COURSE	BEARING	DISTANCE
L-1	N 51°08'22"W	98.68'
A-2	S 38°51'38"W	60.00'
L-3	S 51°08'22"E	28.31'

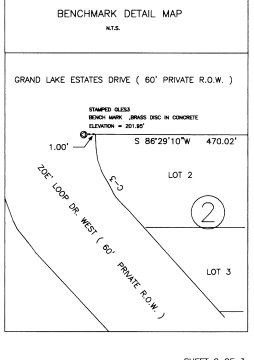
BLOCK 1 CREEK MEANDERS		
COURSE	BEARING	DISTANCE
D-1	S 36°37'18"E	65.55'
D-2	S 46°16'49"E	90.53'
D-3	S 53°19'51"E	44.51'
D-4	S 56°40'59"E	107.52'
D-5	S 54°52'29"E	52.50'
D-6	S 15°48'09"E	32.19'
D-7	S 23°58'17"E	166.08'
D-8	S 01°28'23"E	36.99'

BLOCK 2 CREEK MEANDERS		
COURSE	BEARING	DISTANCE
B-1	S 44°13'40"E	55.04'
B-2	S 47°03'22"E	117.67'
B-3	S 47°03'22"E	6.44'
B-4	S 27°01'42"E	112.11'
B-5	S 51°12'47"E	17.82'
B-6	S 61°12'47"E	73.32'
B-7	S 33°32'54"E	78.66'

BLOCK 3 CREEK MEANDERS		
COURSE	BEARING	DISTANCE
E-1	S 17°03'40"E	10.87'
E-2	S 29°31'59"E	53.25'
E-3	S 59°51'50"W	43.44'
E-4	S 45°55'30"W	34.82'
E-5	S 15°28'31"E	33.19'
E-6	S 15°28'31"E	21.21'
E-7	S 04°14'20"E	41.37'
E-8	S 46°50'12"E	84.95'
E-9	S 39°53'44"E	10.76'
E-10	S 39°53'44"E	31.99'
E-11	S 66°59'57"E	64.45'
E-12	S 42°10'02"E	98.87'

BOUNDARY CURVE DATA TABLE							
CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH-BEARING
C-1	480.00'	62.64'	124.57'	14°52'12"	11°58'12"	124.23'	N 43°42'18"W
C-2	260.00'	42.23'	83.73'	16°27'03"	22°02'13"	83.37'	S 35°07'14"E

CURVE DATA TABLE							
CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH-BEARING
C-3	220.00'	61.56'	120.05'	31°15'58"	26°02'37"	118.57'	S 19°07'04"E
C-4	250.00'	69.95'	136.41'	31°15'46"	22°55'06"	134.72'	S 19°07'11"E
C-5	280.00'	78.34'	152.77'	31°15'36"	20°27'46"	150.88'	S 19°07'16"E
C-6	320.00'	141.22'	265.99'	47°37'32"	17°54'18"	258.40'	S 27°18'36"E
C-7	350.00'	154.46'	290.93'	47°37'32"	16°22'13"	282.62'	S 27°18'36"E
C-8	380.00'	167.70'	315.86'	47°37'32"	15°04'40"	306.85'	S 27°18'36"E
C-9	200.00'	52.97'	103.57'	29°40'11"	28°38'52"	102.41'	S 18°20'55"E
C-10	230.00'	52.03'	102.34'	25°29'43"	24°54'40"	101.50'	S 16°15'41"E
C-11	260.00'	51.44'	101.56'	22°22'53"	22°02'13"	100.92'	S 14°42'18"E
C-12	4632.19'	99.35'	198.68'	22°22'57"	11°41'31"	198.67'	S 87°42'54"W
C-13	4662.19'	100.00'	199.97'	22°22'57"	11°13'44"	199.95'	S 87°42'54"W
C-14	4692.19'	100.64'	201.26'	22°22'57"	11°31'16"	201.24'	S 87°42'54"W
C-15	500.00'	21.22'	42.42'	45°1'41"	11°27'33"	42.41'	S 88°50'01"W
C-16	500.00'	21.23'	42.42'	45°1'41"	11°27'33"	42.41'	S 88°55'00"W



FILE # 2006-026808

CAB. Z

SHEET 263

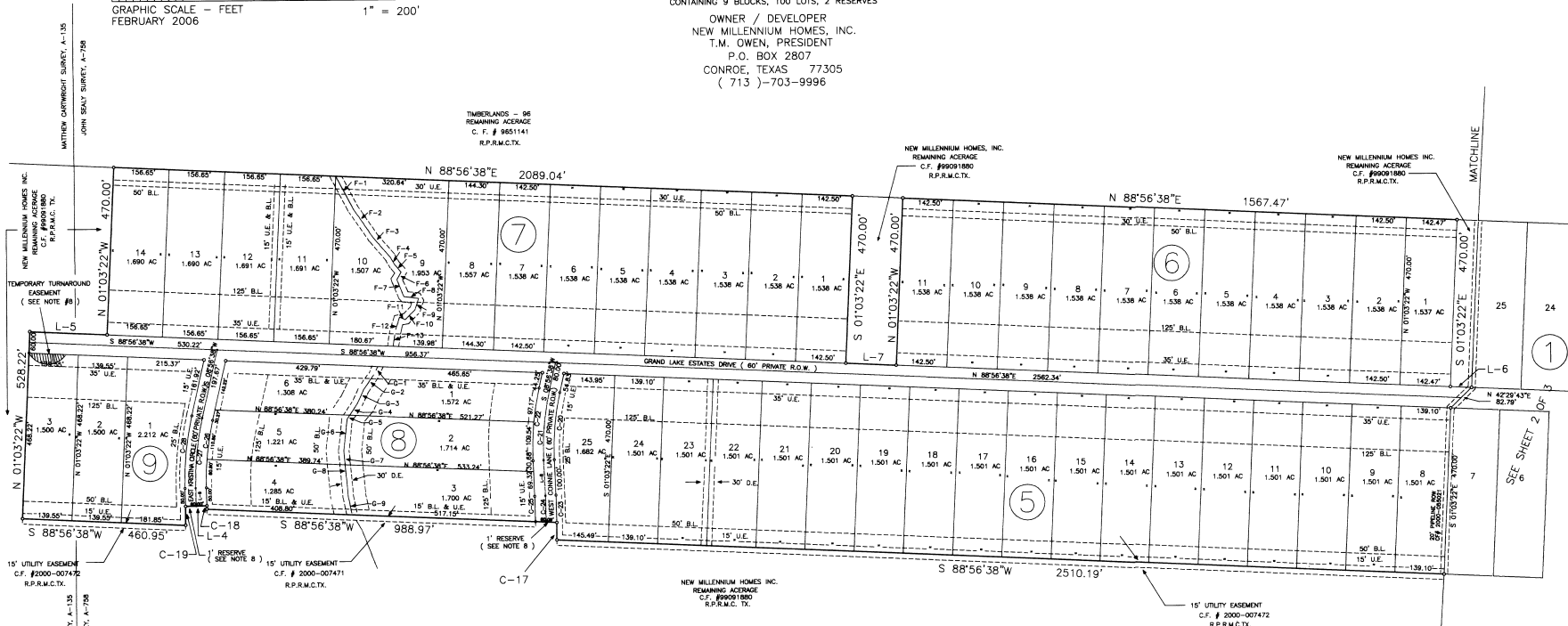
SHEET 2 OF 3

GRAND LAKE ESTATES

SECTION THREE AMENDING PLAT

BEING AN AMENDING PLAT OF GRAND LAKE ESTATES SECTION 3, AS RECORDED IN CABINET "N", SHEETS 116-118 OF THE MAP RECORDED OF MONTGOMERY COUNTY, TEXAS
A SUBDIVISION OF 177.785 ACRES IN THE ARCHIBALD HODGE SURVEY, A-18, THE JOHN SEALY SURVEY, A-758, AND THE MATTHEW CARTWRIGHT SURVEY, A-135, MONTGOMERY COUNTY, TEXAS, OUT OF THAT DEED RECORDED UNDER CLERK'S FILE # 99091880 REAL PROPERTY RECORDS, MONTGOMERY COUNTY, TEXAS
THE REASON FOR THIS AMENDMENT IS TO ADD THE PRIVATE DESIGNATION TO ALL STREETS AND THE ADDITION OF PIPELINE EASEMENTS CONTAINING 9 BLOCKS, 100 LOTS, 2 RESERVES

OWNER / DEVELOPER
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- NOTES:
- 1) B.L. = BUILDING LINE
 - 2) U.E. = UTILITY EASEMENT
 - 3) D.E. = DRAINAGE EASEMENT
 - 4) R.P.R.M.C.T.X. = REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS.
 - 5) M.R.M.C. TX. = MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.
 - 6) D.R.M.C. TX. = DEED RECORDS OF MONTGOMERY COUNTY, TEXAS.
 - 7) THERE IS A 15' BUILDING LINE ADJACENT TO ALL SIDE LOT LINES UNLESS OTHERWISE NOTED.
 - 8) CROSS HATCHED AREA IS A TEMPORARY EASEMENT FOR TURN-AROUND UNTIL THE STREET IS EXTENDED WESTERLY IN A RECORDED PLAT.
 - 9) \odot = BLOCK NUMBER
 - 10) THERE IS A 10' UTILITY EASEMENT AND BUILDING LINE ADJACENT TO ALL SIDE LOT LINES UNLESS OTHERWISE NOTED.
 - 11) ALL CORNERS ARE 5/8" IRON ROD SETS UNLESS OTHERWISE NOTED.
 - 12) THE THIRTY (30) FOOT UTILITY EASEMENT LOCATED ON LOTS 11-12, BLOCK 7, HAS A 30' AERIAL EASEMENT ADJOINING SAID EASEMENT.
 - 13) SUBJECT TO AN AGREEMENT FOR UNDERGROUND SERVICES AS RECORDED UNDER C.F. # 2000-04980, 2000-09290, & 2001-108213
 - 14) SUBJECT TO A RIGHT OF WAY EASEMENT AS RECORDED UNDER C.F. # 2002-030035, CONTAINED WITHIN E. KRISTINA CIRCLE & GRAND LAKE ESTATES D.

COURSE	BEARING	DISTANCE
L-4	S 85°06'38"W	60.00'
L-5	N 88°56'38"E	218.45'
L-6	N 88°56'38"E	60.00'
L-7	N 88°56'38"E	142.50'

COURSE	BEARING	DISTANCE
L-8	S 06°03'22"E	100.00'
L-9	S 04°53'22"E	50.00'

CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH.BEARING
C-17	2316.01'	24.81'	49.62'	113°39"	2°28'26"	49.53'	N 03°32'39"W
C-18	1200.16'	4.82'	9.64'	0°27'36"	4°46'26"	9.64'	N 04°39'34"W
C-19	1140.16'	26.73'	53.46'	2°41'11"	5°01'31"	53.46'	S 03°32'47"E

CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH.BEARING
C-20	729.58'	96.05'	191.00'	15°00'00"	7°51'12"	190.46'	S 01°26'38"W
C-21	759.58'	100.00'	198.86'	15°00'00"	7°32'35"	198.29'	S 01°26'38"W
C-22	789.58'	103.95'	206.71'	15°00'00"	7°15'24"	206.12'	S 01°26'38"W
C-23	2316.01'	38.37'	76.73'	1°53'54"	2°28'26"	74.11'	S 05°08'54"E
C-24	2286.01'	37.08'	74.11'	1°51'27"	2°30'23"	74.11'	S 05°09'31"E
C-25	2256.01'	35.75'	71.49'	1°48'56"	2°32'23"	70.68'	S 05°09'31"E
C-26	794.34'	96.36'	191.78'	13°50'00"	7°12'47"	191.32'	S 02°01'38"W
C-27	824.34'	100.00'	198.03'	13°50'00"	6°57'02"	198.54'	S 02°01'38"W
C-28	854.34'	103.64'	206.27'	13°50'00"	6°42'23"	205.77'	S 02°01'38"W

COURSE	BEARING	DISTANCE
F-1	S 31°30'59"E	104.97'
F-2	S 38°22'21"E	99.76'
F-3	S 44°23'41"E	72.39'
F-4	S 43°20'37"E	24.69'
F-5	S 45°24'58"E	26.45'
F-6	S 25°59'53"W	24.51'
F-7	S 28°07'21"E	51.22'
F-8	S 88°09'46"E	42.47'
F-9	S 14°54'07"W	33.49'
F-10	S 42°35'47"W	39.27'
F-11	N 70°11'46"W	16.98'
F-12	S 13°48'30"W	35.79'
F-13	S 08°31'19"W	47.38'

COURSE	BEARING	DISTANCE
G-1	S 23°03'38"W	26.79'
G-2	S 31°06'11"W	49.36'
G-3	S 21°16'44"W	43.52'
G-4	S 30°23'01"W	39.35'
G-5	S 30°23'01"W	13.22'
G-6	S 02°38'32"W	90.18'
G-7	S 08°58'46"E	39.11'
G-8	S 08°58'46"E	92.30'
G-9	S 17°44'49"E	50.71'

FILE # 2006-026808

CAB. Z

SHEET 264

PREPARED BY:
SURVTECH CORPORATION
SURVEYORS PLANNERS CONSULTANTS
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