

# GRAND LAKE ESTATES

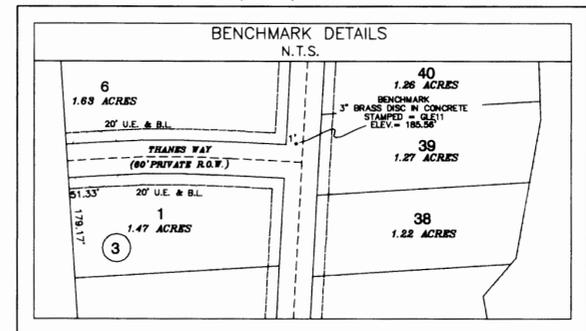
## SECTION ELEVEN

A SUBDIVISION OF 119.31 ACRES OF LAND IN THE ARCHIBALD HODGE SURVEY, ABSTRACT 18, AND BEING OUT OF THAT CERTAIN TRACT OF LAND RECORDED UNDER CLERK'S FILE # 2001-076094, OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS.

CONTAINING: 3 BLOCKS, 57 LOTS, 3 RESERVES

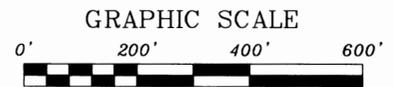
OWNER / DEVELOPER  
NEW MILLENNIUM HOMES, INC.  
T.M. OWEN: PRESIDENT  
P.O. BOX 2807  
CONROE, TEXAS 77305  
(713)-703-9996

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



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	500.00'	57.34'	57.31'	S 00°13'43" E	06°34'13"
C2	2000.00'	238.27'	238.12'	N 86°38'37" E	06°49'33"
C3	500.00'	48.17'	48.15'	N 00°14'21" E	05°38'05"
C4	600.00'	478.42'	484.00'	N 25°19'32" W	45°29'41"
C5	800.00'	741.29'	895.04'	N 83°28'01" W	70°47'17"
C6	530.00'	60.78'	60.74'	S 00°13'43" E	06°34'13"
C7	470.00'	53.90'	53.87'	S 00°13'43" E	06°34'13"
C8	2030.00'	241.84'	241.70'	N 86°38'37" E	06°49'33"
C9	1970.00'	234.69'	234.55'	N 86°38'37" E	06°49'33"
C10	470.00'	32.05'	32.04'	N 01°08'12" E	03°54'24"
C11	470.00'	14.18'	14.18'	N 01°42'51" W	01°43'41"
C12	530.00'	39.43'	39.43'	N 00°55'30" E	04°15'47"
C13	530.00'	12.89'	12.89'	N 01°53'33" W	01°22'16"

LINE	BEARING	DISTANCE
PL1	N 51°21'01" W	87.85'
PL2	S 51°21'01" E	22.08'
PL3	S 61°16'11" E	39.50'
PL4	S 61°16'11" E	449.92'
PL5	N 90°00'00" E	40.12'
PL6	N 90°00'00" W	73.00'
PL7	S 64°37'49" E	79.13'
PL8	S 64°37'49" E	216.78'



### 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 10' BUILDING LINE ADJACENT TO ALL SIDE LOT LINES, UNLESS NOTED OTHERWISE.
- 12.) ALL PROPERTY CORNERS ARE 5/8" I.R.S. UNLESS OTHERWISE NOTED.
- 13.) THIS PROPERTY DOES LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A., FLOOD INSURANCE RATE MAP #48339C0365-F, DATED 12/19/96.
- 14.) CROSS HATCHED AREA IS A TEMPORARY EASEMENT FOR TURNAROUND UNTIL THE STREET IS EXTENDED WESTERLY IN A RECORDED PLAT.
- 15.) THERE IS A ONE FOOT SEPARATION ALONG AND BETWEEN THE SIDE OR END OF ALL STREETS IN THIS SUBDIVISION PLAT WHERE SUCH STREETS ABUT ADJACENT PROPERTY AT SUCH TIME AS THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED PLAT. THE ONE FOOT RESERVES, AT SUCH LOCATIONS THAT ABUT LAND IN ADJOINING TRACTS THAT HAVE BEEN DEDICATED TO THE PUBLIC FOR STREET RIGHT OF WAY PURPOSES ON A RECORDED PLAT SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT OF WAY PURPOSES.
- 16.) IF TWO OR MORE LOTS OR FRACTIONS THEREOF ARE CONSOLIDATED INTO A SINGLE FAMILY RESIDENTIAL LOT, ALL INTERIOR BUILDING SETBACK LINES AND INTERIOR UTILITY EASEMENT LINES SHALL BE APPLIED TO SUCH RESULTANT LOT LINES AS IF WERE ONE ORIGINAL LOT.
- 17.) RESTRICTED RESERVE "A" & "C" IS RESTRICTED TO DETENTION, DRAINAGE, ACCESS & COMMON USE, AS SET FORTH UNDER CLERK'S FILE NO. 2002-083020

**SURVTECH**

**SURVEYORS**  
**PLANNERS**

"A Land Surveying Company"  
P.O. BOX 1080 | CONROE, TEXAS 77305-1080  
936-539-5444 | FAX 936-539-5442  
EMAIL survtech@SURVTECHCORP.COM