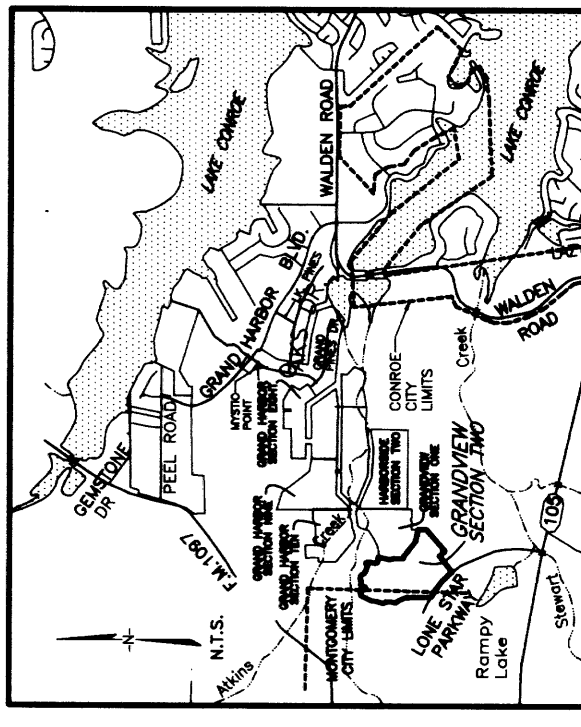
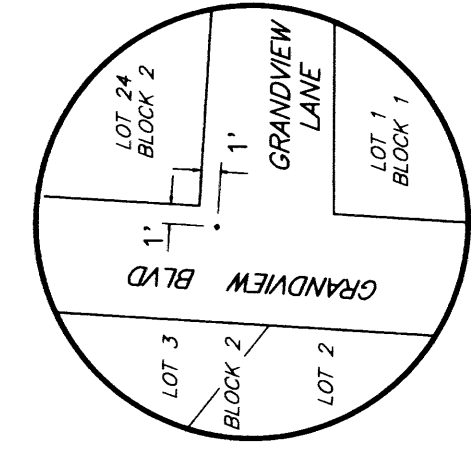
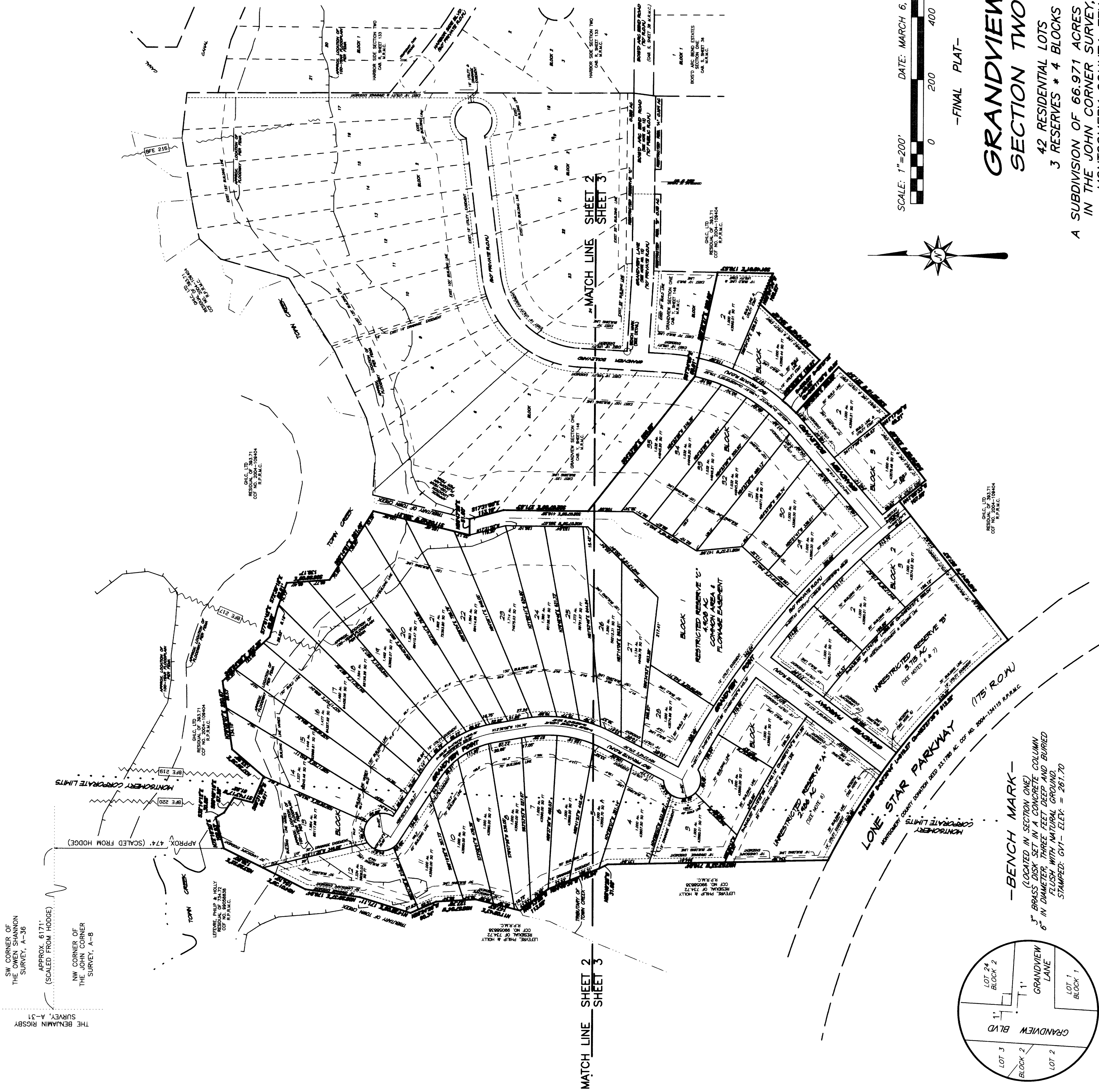


- NOTES:
1. THIS PROPERTY IS SUBJECT TO A RESTRICTED WATER QUALITY ZONE AS GOVERNED BY THE SAN JACINTO RIVER AUTHORITY (SIRA) AND RECORDED IN VOL. 741, PAGE 445 OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS.
 2. THIS PROPERTY IS LOCATED IN ZONE "A" AND IS PARTIALLY WITHIN THE 100-YEAR FLOODPLAIN AS SHOWN FROM COMMUNITY PANEL NO. 4839C0195 F, EFFECTIVE DATE DECEMBER 19, 1996.
 3. [BFE] DENOTES THE APPROX. LOCATION OF THE BFE AS SCALED FROM THE FEMA MAP.
 4. ALL CORNERS ARE SET 5/8" IRON RODS W/GAP UNLESS OTHERWISE SHOWN OR NOTED.
 5. THERE IS A FIVE-FOOT (5') BUILDING LINE AND UTILITY/DRAINAGE EASEMENT ALONG ALL SIDE LOT LINES UNLESS OTHERWISE SHOWN.
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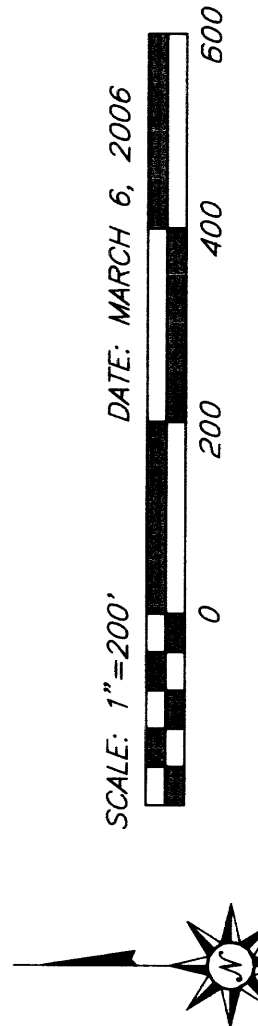
8. NO CONSTRUCTION OR FENCING OF ANY KIND IS PERMITTED IN THE FLOODWAY WITHOUT APPROVAL OF THE MONTGOMERY COUNTY ENGINEER.
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11. M.P.R.M.C. DENOTES MONTGOMERY COUNTY, R.P.R.M.C. DENOTES REAL PROPERTY RECORDS MONTGOMERY COUNTY & C.C.F. NO. DENOTES COUNTY CLERKS FILE NUMBER.
12. ROAD NAME CHANGE FROM BOISD'ARC BEND ROAD TO GRANDVIEW LANE IS DUE TO THE 70' R.O.W. CHANGING FROM PUBLIC ACCESS TO A PRIVATE ROAD INTO GRANDVIEW SUBDIVISION.



-VICINITY MAP-
MONTGOMERY COUNTY KEY MAP
PAGE: 123 BLOCK: 0



-BENCH MARK-
(LOCATED IN SECTION ONE)
3" BRASS DISK SET IN A CONCRETE COLUMN
6" IN DIAMETER, THREE FEET DEEP AND BURIED
FLUSH WITH NATURAL GROUND.
STAMPED: GVI - ELEV. = 281.70



**GRANDVIEW
SECTION TWO**

42 RESIDENTIAL LOTS
3 RESERVES * 4 BLOCKS

A SUBDIVISION OF 66.971 ACRES OF LAND
IN THE JOHN CORNER SURVEY, A-8
MONTGOMERY COUNTY, TEXAS

-FINAL PLAT-

ENGINEER: VOGT ENGINEERING L.P.
110 VISION PARK
SHENANDOAH, TX 77384

OWNER: GRANDVIEW DEVELOPMENT, INC., A TEXAS CORPORATION
15450 WALDEN ROAD
MONTGOMERY, TX 77356

SW CORNER OF THE OWEN SHANNON SURVEY, A-36

APPROX. 6171' (SCALED FROM HODGE)

NW CORNER OF THE JOHN CORNER SURVEY, A-8

LEFEVRE, PHILIP & HOLLY
RESIDUAL OF 734.72
CCF NO. 99058838
R.P.R.M.C.

THE BENJAMIN RIGSBY SURVEY, A-31

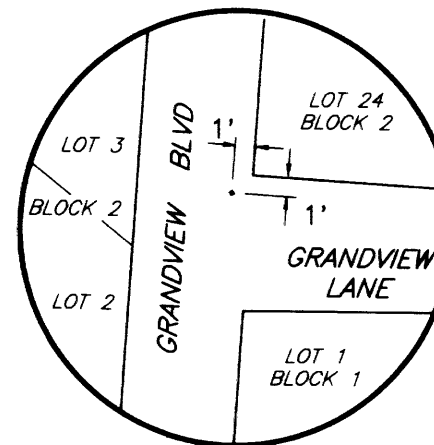
APPROX. 474' (SCALED FROM HODGE)

MONTGOMERY CORPORATE LIMITS

GHLC, LTD
RESIDUAL OF 393.71
CCF NO. 2004-109404
R.P.R.M.C.

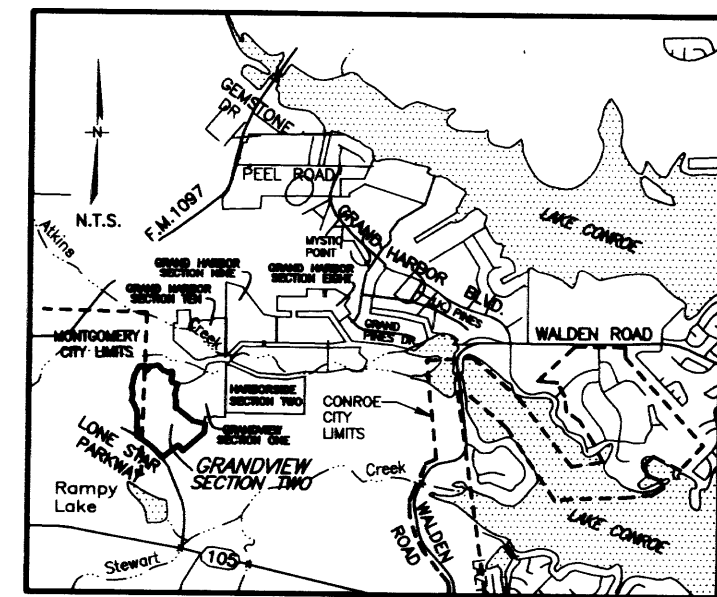
APPROX. LOCATION OF 100-YEAR FLOODPLAIN PER FEMA

APPROX. LOCATION OF FLOODWAY PER FEMA



-BENCH MARK-

(LOCATED IN SECTION ONE)
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FLUSH WITH NATURAL GROUND.
STAMPED: GVI - ELEV. = 261.70



-VICINITY MAP-
MONTGOMERY COUNTY KEY MAP
PAGE: 123 BLOCK: 0

GHLC, LTD
RESIDUAL OF 393.71
CCF NO. 2004-109404
R.P.R.M.C.

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SCALE: 1"=100' DATE: MARCH 6, 2006
0 100 200 300

-FINAL PLAT-

GRANDVIEW SECTION TWO

42 RESIDENTIAL LOTS
3 RESERVES * 4 BLOCKS

A SUBDIVISION OF 66.971 ACRES OF LAND
IN THE JOHN CORNER SURVEY, A-8
MONTGOMERY COUNTY, TEXAS

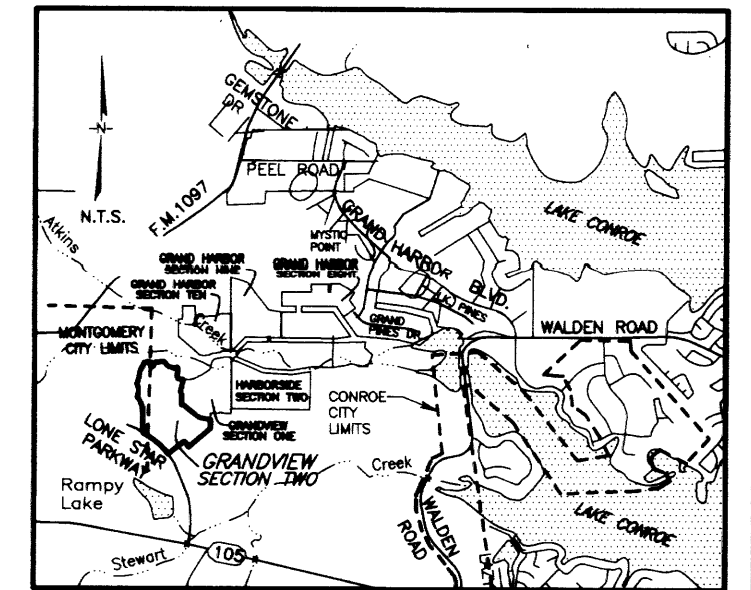
ENGINEER: VOGT ENGINEERING L.P.
110 VISION PARK
SHENANDOAH, TX 77384

OWNER: GRANDVIEW DEVELOPMENT, INC., A TEXAS CORPORATION
15450 WALDEN ROAD
MONTGOMERY, TX 77356

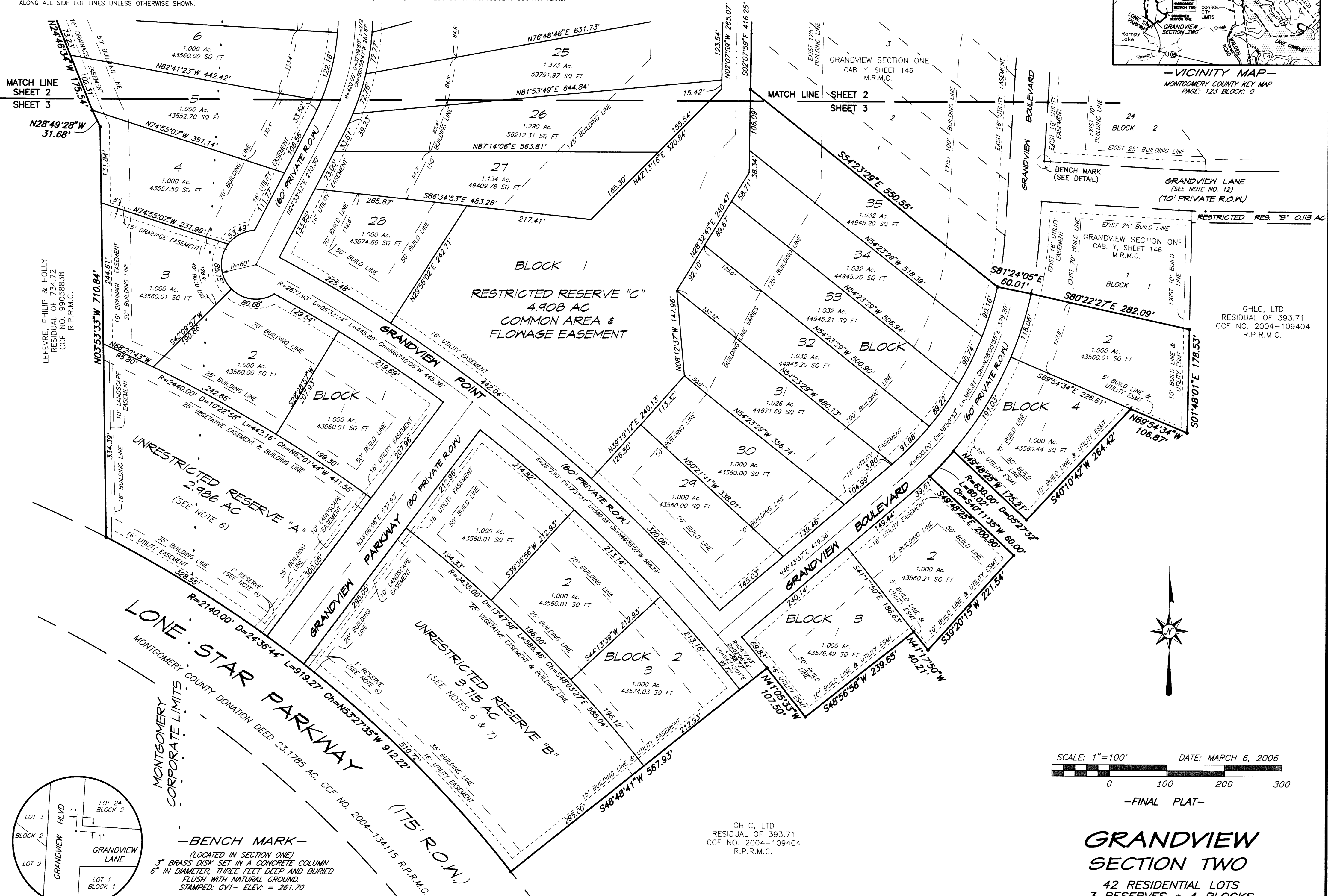
MAYER SURVEYING
3706 WEST DAVIS - CONROE, TX. 77304

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VICINITY MAP
MONTGOMERY COUNTY KEY MAP
PAGE: 123 BLOCK: 0



GHLC, LTD
RESIDUAL OF 393.71
CCF NO. 2004-109404
R.P.R.M.C.



SCALE: 1"=100' DATE: MARCH 6, 2006
0 100 200 300
-FINAL PLAT-

GRANDVIEW SECTION TWO

42 RESIDENTIAL LOTS
3 RESERVES * 4 BLOCKS
A SUBDIVISION OF 66.971 ACRES OF LAND
IN THE JOHN CORNER SURVEY, A-8
MONTGOMERY COUNTY, TEXAS

ENGINEER: VOGT ENGINEERING L.P.
110 VISION PARK
SHENANDOAH, TX 77384

OWNER: GRANDVIEW DEVELOPMENT, INC., A TEXAS CORPORATION
15450 WALDEN ROAD
MONTGOMERY, TX 77356

MAYER SURVEYING
3706 WEST DAVIS - CONROE, TX. 77304

THE STATE OF TEXAS:
COUNTY OF MONTGOMERY:

I, Steve Bowen, President of Grandview Development, Inc., a Texas Corporation, owner of the property subdivided in the above and foregoing map of Grandview Section Two, do hereby make subdivision of said property for and on behalf of said Grandview Development, Inc., according to the lines, streets, lots, alleys, parks, building lines, and easements thereon shown, and designate said subdivision as Grandview Section Two, located in the John Corner Survey, A-8 Montgomery County, Texas and on behalf of said Grandview Development, Inc., and except where private dedication is specifically indicated do 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.

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 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.

This is to certify that I, Steve Bowen, President of Grandview Development, Inc., owner of the property subdivided in the above and foregoing map of Grandview Section Two, have complied 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 five (5) feet wide from a plane twenty (20) feet above the ground upward, located adjacent to all utility easements shown hereon.

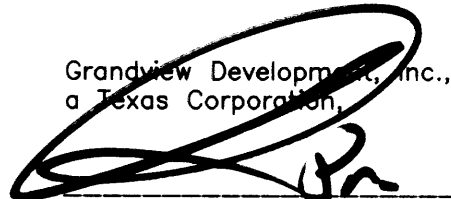
FURTHER, I, Steve Bowen, President of Grandview Development, Inc., do hereby dedicate forever to the public a strip of land a minimum of fifteen (15) feet wide on each side of the centerline of any and all gullies, ravines, draws, sloughs, or other natural drainage courses located in the said subdivision, 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 to the property, and shall be enforceable, at the option of Montgomery County, by Montgomery County or any citizen thereof, by injunction, as follows:

1. That 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 same under the terms and conditions of such restrictions filed separately, unless otherwise noted.

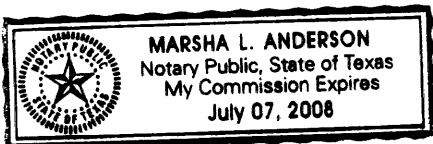
IN TESTIMONY WHEREOF, Grandview Development, Inc., a Texas Corporation, has caused these presents to be signed by Steve Bowen, its President, thereunto authorized and its common seal hereunto affixed this 7th day of February, 2006.

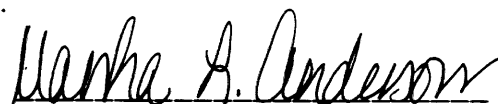
Grandview Development, Inc.,
a Texas Corporation,

Steve Bowen, President

THE STATE OF TEXAS:
COUNTY OF MONTGOMERY:

BEFORE ME, the undersigned authority, on this day personally appeared Steve Bowen, President, of Grandview Development, Inc., a Texas Corporation, 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 corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 7th day of February, 2006.




Notary Public in and for
the State of Texas

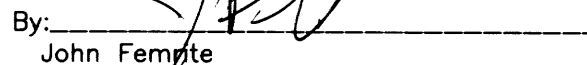
ENGINEER: VOGT ENGINEERING L.P.
110 VISION PARK
SHENANDOAH, TX 77384

OWNER: GRANDVIEW DEVELOPMENT, INC., A TEXAS CORPORATION
15450 WALDEN ROAD
MONTGOMERY, TX 77356

LIENHOLDERS ACKNOWLEDGMENT AND SUBORDINATION STATEMENT

We, Steve Bowen and John Femrite, owners and holders of a lien against the property described in the plat known as Grandview Section Two, said lien being evidenced by instrument recorded under County Clerk's File No. 2005-002936 of the Real Property Records of Montgomery County, Texas, do hereby in all things subordinate to said plat said lien, and we hereby confirm that we are the present owners and holders of said lien and have not assigned the same nor any part thereof.

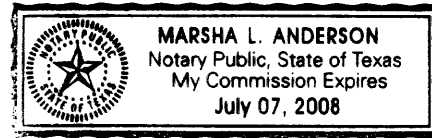
By: 
Steve Bowen
15450 Walden Road
Montgomery, Texas


By: 
John Femrite
15450 Walden Road
Montgomery, Texas

THE STATE OF TEXAS:
COUNTY OF MONTGOMERY:

BEFORE ME, the undersigned authority, on this day personally appeared Steve Bowen, 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 set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 7th day of February, 2006.

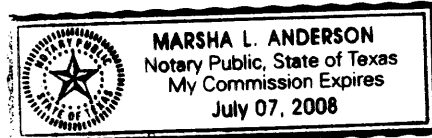




Notary Public in and for
the State of Texas

THE STATE OF TEXAS:
COUNTY OF MONTGOMERY:

BEFORE ME, the undersigned authority, on this day personally appeared John Femrite, 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 set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 7th day of February, 2006.




Notary Public in and for
the State of Texas

SURVEYOR'S CERTIFICATION

I, Hal Moyer, 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 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.


Hal Moyer, R.P.L.S.
Texas Registration No. 5656



CITY OF MONTGOMERY



I THE UNDERSIGNED, Engineer for the City of Montgomery, hereby certify that this subdivision plat conforms to all requirements of the subdivision regulations of the City as to which his approval is required.

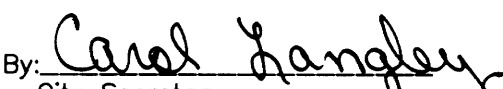

City Engineer - Montgomery

This plat and subdivision has been submitted to and considered by the City Planning Commission and the City Council of the City of Montgomery, Texas, and is hereby approved by such Commission and Council.

Dated This 1 Day of March, 2006.

ATTEST:

By:  Edith Moore, Mayor
By:  William D. Glover, Chairman Planning Commission

By: 
City Secretary

MAYER
SURVEYING
3706 WEST DAMS - CONROE, TX. 77304




FILED FOR RECORD

06 MAR 21 PM 2:08

COUNTY ENGINEER CERTIFICATION

I, Mark J. Mooney, County Engineer of Montgomery County, Texas, do hereby certify that the plat of this subdivision complies with all of the 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 requirements for internal subdivision drainage as adopted by Commissioners' Court; however, no certification is hereby given as to the effect of drainage from this subdivision on the intercepting drainage artery or parent stream or on any other area of subdivision within the watershed.

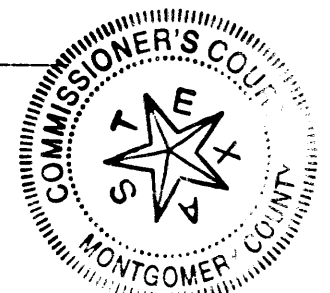

Mark J. Mooney, County Engineer


COMMISSIONERS' COURT:

APPROVED by the Commissioners' Court of Montgomery County, Texas, this 13 day of MARCH, 2006.


Mike Meador
Commissioner Precinct 1


Craig Doyal
Commissioner Precinct 2




Ed Chance
Commissioner Precinct 3


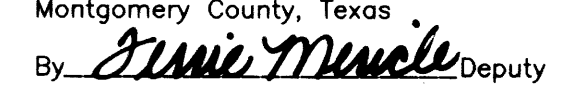

Ed Rinehart
Commissioner Precinct 4

COUNTY CLERK:

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

3-13, 2006, at 9:30 o'clock, A.M., and duly recorded on 3-21, 2006, at 2:08 o'clock, P.M., in Cabinet Z, Sheet 280-283 of record of MONTGOMERY for said County.

WITNESS MY HAND AND SEAL OF OFFICE, at Conroe, Montgomery County, Texas, the day and date last above written.


Mark Turnbull, Clerk, County Court
Montgomery County, Texas
By:  Julie Muncie, Deputy

GRANDVIEW
SECTION TWO

42 RESIDENTIAL LOTS
3 RESERVES * 4 BLOCKS

A SUBDIVISION OF 66.971 ACRES OF LAND
IN THE JOHN CORNER SURVEY, A-8
MONTGOMERY COUNTY, TEXAS