

STATE OF TEXAS §
COUNTY OF POLK §

I, Andrew Flack, President of Drew Slack Management Corp., Inc., owner of the property subdivided in the above and foregoing map of Highland Hills, do hereby make subdivision of said property for and on behalf of said Drew Slack Management Corp., Inc., according to the lines, streets, lots, alleys, parks, building lines, and easements thereon shown, and designate said subdivision as Highland Hills, located in the Polk County School Land Survey, A-469 and the James G. Darden Survey, A-228, Polk County, Texas, and on behalf of said Drew Slack Management Corp., Inc.; and dedicate to public use, as such, the streets, alleys, parks, and easement 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 Andrew Flack, President of Drew Slack Management Corp., Inc., owner of the property subdivided in the above and foregoing map of Highland Hills, have complied or will comply with the regulations heretofore on file with Polk County.

Drew Slack Management Corp., Inc., acknowledges that it bears the responsibility, not the County, to assure compliance with the provisions of all applicable state, federal and local laws and regulations relating to the environment, including but not limited to, the endangered species act, state aquifer regulations, and municipal watershed ordinances.

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 easements shown hereon.

FURTHER, Drew Slack Management Corp., Inc. does hereby dedicate forever to the public a strip of land 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 the said subdivision, as easements for drainage purposes, giving Polk 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 Polk County, by Polk 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). Culverts or bridges must be used for driveways and/or walks.

We hereby covenant and agree that all lots within the boundaries of this subdivision are for residential purposes unless otherwise noted.

We, hereby covenant and agree with Polk County and/or any property owner that no dwelling unit shall be constructed and/or occupied on any lot having an area of less than fifteen thousand (15,000) square feet unless a sanitary sewer system meeting the approval of County and State Health authorities shall first have been extended to the lot, plot, or site; and in no case shall any dwelling be constructed upon a lot, plot, or site of less area than five thousand (5,000) square feet or with less street building line frontage than fifty (50) feet.

IN TESTIMONY WHEREOF, Drew Slack Management Corp., Inc., has caused these presents to be signed by Andrew Flack, President, thereunto authorized, its common seal hereunto affixed this ___ day of _____, 2020.

Drew Slack Management Corp., Inc.
By: Andrew Flack
President

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BEFORE ME, the undersigned authority, on this day personally appeared Andrew Flack, President of Drew Slack Management Corp., 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 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 day ___ of _____, 2020.

Notary Public in and for Polk County, Texas.

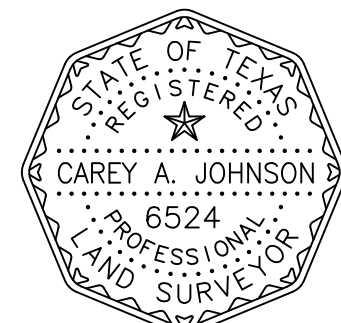
HEALTH DEPARTMENT APPROVAL

Based upon the representations of the engineer and surveyor whose seal is affixed hereto, and after review of the plat as represented by the said engineer or surveyor, I find that this plat complies with the Water Regulations, the Polk County Flood Plain Regulations, and the Rules of Polk County for On-Site Sewage Facilities. This certification is made solely upon such representations and should not be relied upon for verifications of the facts alleged. Polk County disclaims any responsibility to any member of the public for independent verification of the representations, factual or otherwise, contained in this plat and the documents associated within it.

Permit Inspector

SURVEYOR'S CERTIFICATION

This is to certify that the undersigned, Carey A. Johnson, a registered professional land surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground; that this plat correctly represents the survey; and that all boundary corners, angle points and points of curvature or tangency are properly monumented as required by the applicable regulations of Polk County, Texas and the Texas Board of Professional Surveying.



Name: Carey A. Johnson
Texas Registration No. 6524

STATE OF TEXAS §
COUNTY OF POLK § KNOW ALL MEN BY THESE PRESENTS:

I, Sydney Murphy, County Judge of Polk County, Texas do hereby certify that this map or plat, with field notes hereon, that a subdivision having been fully presented to the Commissioners Court of Polk County, Texas, and by the said Court duly considered, were on this day approved and plat is authorized to be registered and recorded in the proper records of the County Clerk of Polk County, Texas.

Sydney Murphy, Polk County Judge Date

STATE OF TEXAS §
COUNTY OF POLK § KNOW ALL MEN BY THESE PRESENTS:

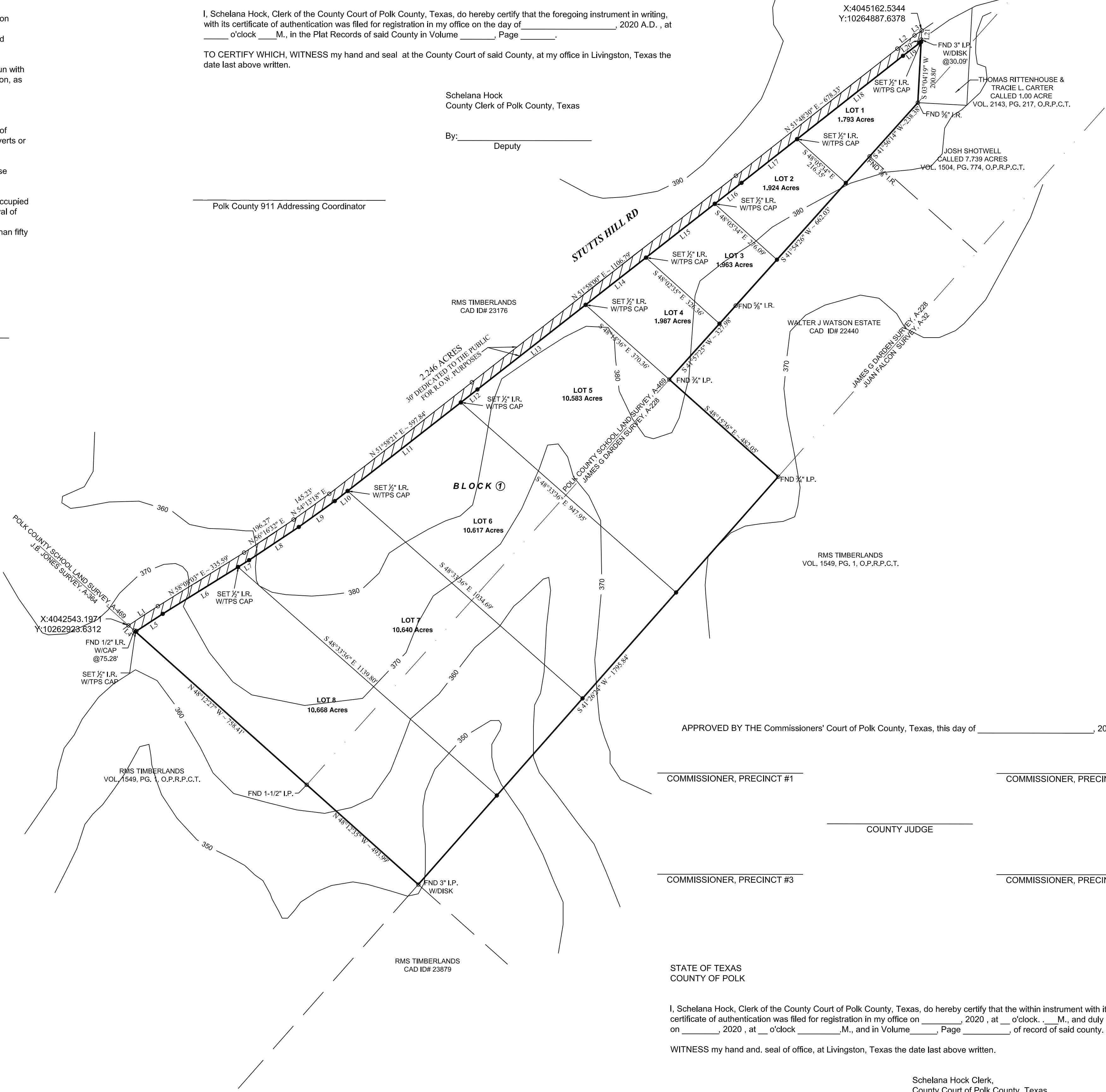
I, Schelana Hock, Clerk of the County Court of Polk County, Texas, do hereby certify that the foregoing instrument in writing, with its certificate of authentication was filed for registration in my office on the day of _____, 2020 A.D., at _____ o'clock _____ M., in the Plat Records of said County in Volume _____, Page _____.

TO CERTIFY WHICH, WITNESS my hand and seal at the County Court of said County, at my office in Livingston, Texas the date last above written.

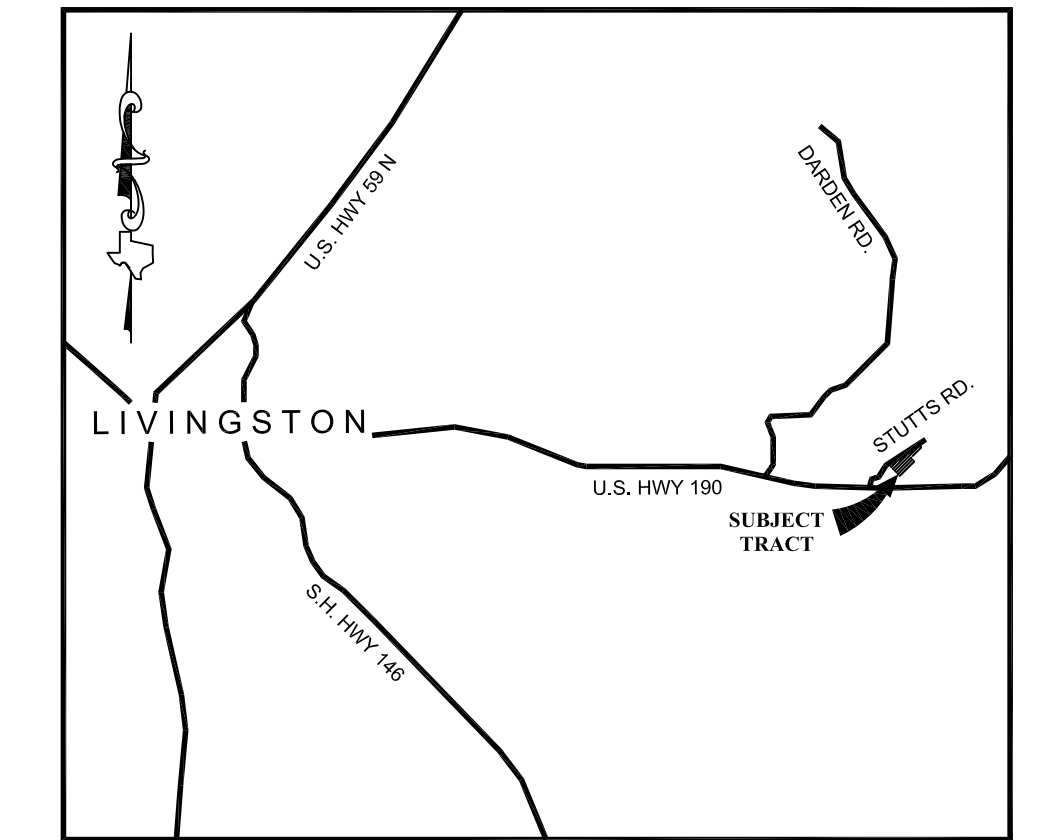
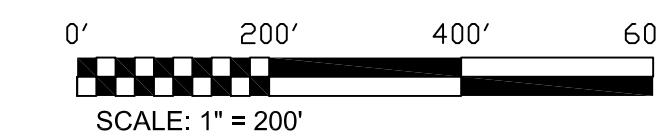
Schelana Hock
County Clerk of Polk County, Texas

By: Deputy

Polk County 911 Addressing Coordinator



LINE	BEARING	DISTANCE
L1	N 56°47'36" E	115.91'
L2	N 52°25'03" E	71.61'
L3	N 55°40'06" E	28.71'
L4	N 48°12'27" W	31.06'
L5	N 56°47'36" E	107.52'
L6	N 58°08'03" E	292.82'
L7	N 58°08'03" E	42.91'
L8	N 56°16'32" E	197.29'
L9	N 54°13'18" E	146.36'
L10	N 51°58'21" E	54.07'
L11	N 51°58'21" E	474.50'
L12	N 51°58'21" E	69.60'
L13	N 51°58'00" E	453.44'
L14	N 51°58'00" E	253.11'
L15	N 51°58'00" E	288.17'
L16	N 51°58'00" E	112.36'
L17	N 51°48'30" E	233.33'
L18	N 51°48'30" E	444.88'
L19	N 52°25'03" E	70.36'
L20	N 55°38'25" E	5.15'
L21	S 03°04'19" W	37.78'



VICINITY MAP (NOT TO SCALE)

HIGHLAND HILLS

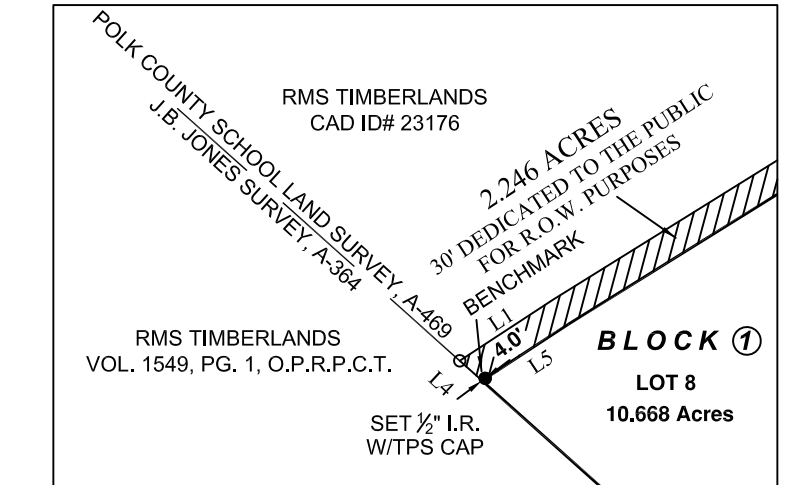
BEING A SUBDIVISION OF 52.421 ACRES SITUATED IN THE POLK COUNTY SCHOOL LAND SURVEY, A-469 AND THE JAMES G. DARDEN SURVEY, A-228

PURPOSE OF PLAT IS TO CREATE 8 RESIDENTIAL LOTS 1 BLOCK

FEBRUARY 2020

OWNER
DREW SLACK MANAGEMENT CORP., INC.
1600 NORMAL PARK DR.
HUNTSVILLE, TX 77340

SURVEYOR
TEXAS PROFESSIONAL SURVEYING
FIRM REGISTRATION No. 100834-00
3032 NORTH FRAZIER
CONROE, TX 77303



-BENCH MARK-
3" BRASS DISK SET IN CONCRETE COLUMN
6" IN DIAMETER, THREE FEET DEEP AND BURIED
FLUSH WITH NATURAL GROUND
STAMPED: HH
ELEVATION: 364.84'
NAVD88 GEOID09 TEXAS CENTRAL ZONE

GENERAL NOTES:

- 1) U.E. INDICATES "UTILITY EASEMENT"
- 2) W.L.E. INDICATES "WATER LINE EASEMENT"
- 3) B.L. INDICATES "BUILDING LINE"
- 4) VOL. INDICATES "VOLUME"
- 5) PG. INDICATES "PAGE"
- 6) R.O.W. INDICATES "RIGHT-OF-WAY"
- 7) D.R.P.C.T. INDICATES "DEED RECORDS POLK COUNTY TEXAS"
- 8) O.R.P.C.T. INDICATES "OFFICIAL RECORDS POLK COUNTY TEXAS"
- 9) ● INDICATES "1/2" IRON ROD SET WITH TPS CAP"
- 10) ○ INDICATES "1/2" IRON ROD FND" UNLESS OTHERWISE NOTED

11) The benchmark shown hereon is referenced to NGS Monument L 1149, Elev: 167.5' (NAVD 88).

12) Coordinates and Bearings shown hereon are referenced Texas State Plane Coordinate System, Central Zone (4203)(NAD83) and may be converted to grid by multiplying by the combined scale factor of 0.999904399.

13) Subject property shown hereon is located in Zone "X" does not lie within the 100 year floodplain per graphic scaling, according to the FEMA Community Panel 48373C0500C, with an effective date of 09/03/10.

APPROVED BY THE Commissioners' Court of Polk County, Texas, this day of _____, 2020.

COMMISSIONER, PRECINCT #1 COMMISSIONER, PRECINCT #2

COUNTY JUDGE

COMMISSIONER, PRECINCT #3 COMMISSIONER, PRECINCT #4

STATE OF TEXAS
COUNTY OF POLK

I, Schelana Hock, Clerk of the County Court of Polk County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____, 2020, at _____ o'clock _____ M., and duly recorded on _____, 2020, at _____ o'clock _____ M., and in Volume _____, Page _____, of record of said county.

WITNESS my hand and seal of office, at Livingston, Texas the date last above written.

Schelana Hock Clerk,
County Court of Polk County, Texas

By: Deputy