

THE STATE OF TEXAS:
COUNTY OF MONTGOMERY:

WE, FRANKEL SHENANDOAH DEVELOPMENT, LP, MANAGED BY FRANKEL SHENANDOAH, LLC, ACTING BY AND THROUGH ITS PRESIDENT, JAMES G. FRANKEL, AND ITS VICE PRESIDENT, KEVIN FRANKEL, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF WILLS WAY, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LINES, STREETS, LOTS, ALLEYS, PARKS, BUILDING LINES, AND EASEMENTS THEREON SHOWN, AND DESIGNATE SAID SUBDIVISION AS **WILLS WAY** LOCATED IN THE JAMES BROWN SURVEY, ABSTRACT 78, MONTGOMERY COUNTY, TEXAS; 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 WE, FRANKEL SHENANDOAH DEVELOPMENT, LP, MANAGED BY FRANKEL SHENANDOAH, LLC, ACTING BY AND THROUGH JAMES G. FRANKEL, ITS PRESIDENT, AND KEVIN FRANKEL, ITS VICE PRESIDENT, OWNERS OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF WILLS WAY, 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.

FURTHER, WE DO HEREBY DEDICATE FOREVER TO THE PUBLIC A STRIP, A MINIMUM 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 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 (1" DIAMETER PIPE CULVERT).

IN TESTIMONY WHEREOF, FRANKEL SHENANDOAH DEVELOPMENT, LP, MANAGED BY FRANKEL SHENANDOAH, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JAMES G. FRANKEL, ITS PRESIDENT, THEREUNTO AUTHORIZED, ATTESTED BY ITS VICE PRESIDENT, KEVIN FRANKEL, AND ITS COMMON SEAL HEREUNTO AFFIXED

THIS 20 DAY OF Feb, 2015.

FRANKEL SHENANDOAH DEVELOPMENT, LP, MANAGED BY FRANKEL SHENANDOAH, LLC.

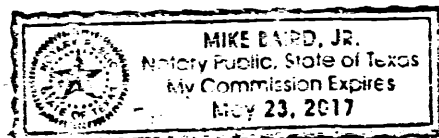
BY: *[Signature]*
JAMES G. FRANKEL, PRESIDENT
ATTEST: *[Signature]*
KEVIN FRANKEL, VICE PRESIDENT

STATE OF TEXAS:
COUNTY OF MONTGOMERY:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES G. FRANKEL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY 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 20 DAY OF February, 2015.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



STATE OF TEXAS:
COUNTY OF MONTGOMERY:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KEVIN FRANKEL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY 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 20 DAY OF February, 2015.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



I, MARK J. MOONEY, P.E., 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.

[Signature]
MARK J. MOONEY, P.E.
MONTGOMERY COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS COURT OF MONTGOMERY COUNTY, TEXAS,

THIS 6 DAY OF April, 2015.

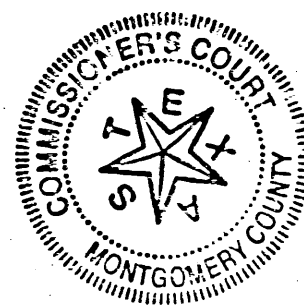
[Signatures of Commissioners]
COMMISSIONER PRECINCT 1: MIKE MEADOR
COMMISSIONER PRECINCT 2: CHARLIE RILEY
COMMISSIONER PRECINCT 3: JAMES HOACK
COMMISSIONER PRECINCT 4: JIM CLARK
COUNTY JUDGE: CRAIG DOYER

I, MARK TURNBULL, CLERK OF THE COUNTY OF MONTGOMERY COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE

ON 16 DAY OF April, 2015, AT 9:30 O'CLOCK A.M., AND DULY RECORDED ON 13 DAY OF April, 2015 AT 12:37 O'CLOCK M., IN CABINET 2, SHEET 3378 OF RECORD OF MAP FOR SAID COUNTY.

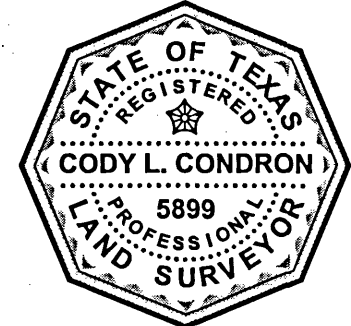
WITNESS MY HAND AND SEAL OF OFFICE, AT CONROE, MONTGOMERY COUNTY, TEXAS THE DAY AND DATE LAST SHOWN ABOVE WRITTEN.
[Signature]
MARK TURNBULL, CLERK COUNTY COURT
MONTGOMERY COUNTY, TEXAS
[Signature]
DEPUTY

OWNERS:
FRANKEL SHENANDOAH DEVELOPMENT, LP
5701 WOODWAY, SUITE 200
HOUSTON, TEXAS 77057



I, CODY L. CONDRON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND ACCURATE; 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 REGULATIONS; 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.

[Signature]
CODY L. CONDRON
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5899
FIRM REG. NO. 10115900



File No: 2015-03317.8 Cabinet Z Sheet 3378

CLINT NEIDIGK ROAD (60' R.O.W.)

JOSEPH MILLER SURVEY A-27

JAMES BROWN SURVEY A-78

JAMES BROWN SURVEY A-78

JOSEPH MILLER SURVEY A-27

JANE HARGREAVE
C.C.F. # 201317236
R.P.R.M.C.

GLEN & MARY WRIGHT
CALLED 1.553 AC.
C.C.F. # 9528843
R.P.R.M.C.

GLEN & MARY WRIGHT
CALLED 5.829 AC.
C.C.F. # 200603561
R.P.R.M.C.

CADDO ROAD (60' ROW)

N 87°37'53" E 100.00'

N 02°29'54" W 360.51'

WILLS WAY (60.00 R.O.W.)
0.4864 AC. (21,623 SQ. FT.)

S 02°29'54" E 360.39'

N 02°29'54" W 360.25'

S 02°29'54" E 360.10'

30'

30'

40'

30'

30'

40'

S 87°23'49" W 952.24'

S 87°23'49" W 100.00'

NW CORNER JOSEPH MILLER SURVEY A-27
SW CORNER JAMES BROWN SURVEY A-78

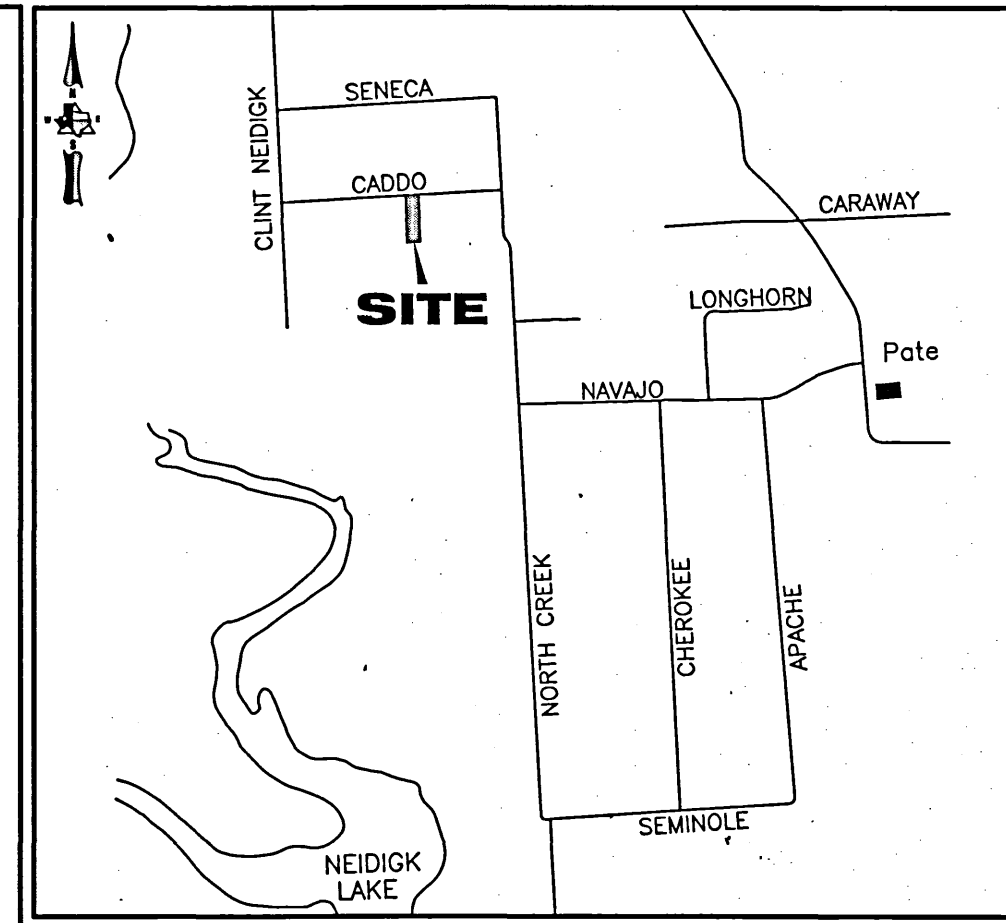
SET 5/8" I.R.
W/TRI-TECH CAP
FND 1/2" I.R. BEARS
S 87°24' E 0.2'
N=13983083.47
E=3037534.18

FND 1/2" I.R. BEARS
N 87°24' E 0.2'
N=13983088.01
E=3037634.07

66.818 AC. OUT OF
71.8079 AC.
I.C.C.F. # 9121587 R.P.R.M.C.)
AND A 0.8271 AC.
DEED CALL 0.8265
I.C.C.F. # 200603560 R.P.R.M.C.)

BENCHMARK: "WW1"
(SEE BENCHMARK NOTE)

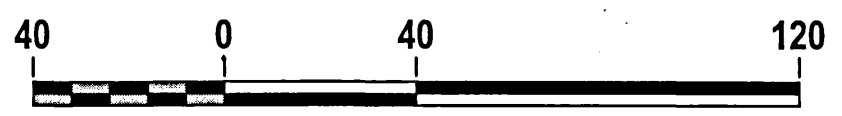
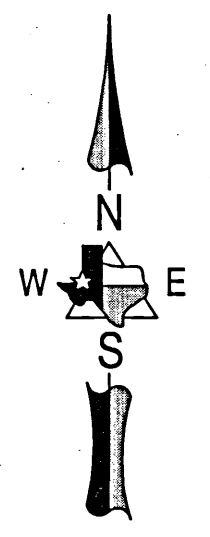
RESTRICTED RESERVE "A"
0.3307 AC. (14,407 S.F.)
RESTRICTED TO
LANDSCAPE,
OPEN SPACE, &
DRAINAGE PURPOSES



VICINITY MAP (NTS)

BENCHMARK INFORMATION

BENCHMARK:
N.G.S. MONUMENT BL1282
ELEV = 160.46 (N.A.V.D. 1988, 2001 ADJ.)
SUBDIVISION BENCHMARK:
SET 3" BRASS DISK STAMPED "WW1"
ELEVATION = 170.99 (N.A.V.D. 1988, 2001 ADJ.)
L1 S 43° W 14.14'



SCALE: 1"=40'

GENERAL NOTES:

ALL BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE 4204.

THIS PROPERTY IS LOCATED IN ZONE "X". ZONE "X" IS NOT WITHIN THE 100 YR. FLOOD PLAIN, AS SHOWN ON F.I.R.M. COMMUNITY PANEL NO. 48339C0515G, EFFECTIVE DATE 08/18/2014.

COMMON ABBREVIATIONS:

- D.E. = DENOTES DRAINAGE EASEMENT
- U.E. = UTILITY EASEMENT
- B.L. = BUILDING LINE
- A.E. = ACCESS EASEMENT
- M.R.M.C. = MAP RECORDS MONTGOMERY COUNTY
- R.P.R.M.C. = DENOTES REAL PROPERTY RECORDS MONTGOMERY COUNTY
- D.R.M.C. = DENOTES DEED RECORDS MONTGOMERY COUNTY
- C.C.F. # = COUNTY CLERK'S FILE NUMBER.

WILLS WAY

BEING A STREET DEDICATION PLAT OF
0.8271 ACRES (36,030 SQ. FT.)
OUT OF THE JAMES BROWN SURVEY, A-78,
MONTGOMERY COUNTY, TEXAS

(1 BLOCK 1 RESERVE)

FEBRUARY, 2015

SURVEYOR:



WWW.SURVEYINGCOMPANY.COM
10401 Westoffice Drive Phone: (713) 667-0800
Houston Texas, 77042 Fax: (713) 667-4610
FIRM REG. NUMBER 10115900

(SHEET 1 OF 1)