WE, CC SCOA III L.P., A TEXAS LIMITED PARTNERSHIP ACTING BY AND THROUGH PETER BARNHART, VICE PRESIDENT OF CC SCOA III GP, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, IT'S GENERAL PARTNER, OWNER HEREINAFTER REFERRED TO AS OWNERS OF THE 39.37-ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF THE HIGHLANDS SEC 3, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID CC SCOA III L.P., ACCORDING TO THE LINES, STREETS, LOTS, ALLEYS, PARKS, BUILDING LINES, AND EASEMENTS THEREON SHOWN AND DESIGNATE SAID SUBDIVISION AS THE HIGHLANDS SEC 3, LOCATED IN THE WILLIAM VINCE SURVEY, A-581, MONTGOMERY COUNTY, TEXAS AND ON BEHALF OF SAID CC SCOA III L.P.; 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 CC SCOA III L.P., A TEXAS LIMITED PARTNERSHIP ACTING BY AND THROUGH PETER BARNHART, VICE PRESIDENT OF CC SCOA III GP, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF THE HIGHLANDS SEC 3, 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, CC SCOA III L.P., A TEXAS LIMITED PARTNERSHIP, DO HEREBY DEDICATE FOREVER TO THE PUBLIC A STRIP OF LAND, A MINIMUM OF 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, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENT. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30'0") IN WIDTH

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).

IN TESTIMONY WHEREOF, CC SCOA III L.P., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY PETER BARNHART, VICE PRESIDENT OF CC SCOA III GP, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, IT'S GENERAL PARTNER, THEREUNTO AUTHORIZED, AND ITS COMMON SEAL HEREUNTO AFFIXED THIS DAY OF January, 2021.

CC SCOA III L.P.,

A TEXAS LIMITED PARTNERSHIP

CC SCOA III GP, L.L.C., A TEXAS LIMITED LIABILITY COMPANY

PETER BARNHART, VICE PRESIDENT

STATE OF TEXAS COUNTY OF MONTGOMERY

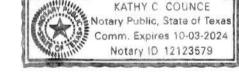
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PETER BARNHART. VICE PRESIDENT OF CC SCOA III GP, L.L.C., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN EXPRESSED. AND IN THE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

THIS DAY OF January, 2021.

NOTARY PUBLIC IN AND FOR

THE STATE OF TEXAS



MY COMMISSION EXPIRES:

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 (OR THE PLACEMENT OF MOBILE HOME SUBDIVISION (AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY, UNLESS OTHERWISE NOTED.

FURTHER, WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING PLAT OF THE HIGHLANDS SECTION 3 WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING PLAT AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USED OF THE PUBLIC FOREVER ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

I, DAVID E. HUNT, 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 AND STATE PLANE COORDINATES

REGISTERED PROFESSIONAL LAND SURVEYOR **TEXAS REGISTRATION NO. 5198**



I. JEFF JOHNSON, 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 THE MONTGOMERY COUNTY COMMISSIONERS COURT, HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION TO THE INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ANY OTHER AREA OF SUBDIVISION WITHIN THE WATERSHED.

MONTGOMERY COUNTY ENGINEER

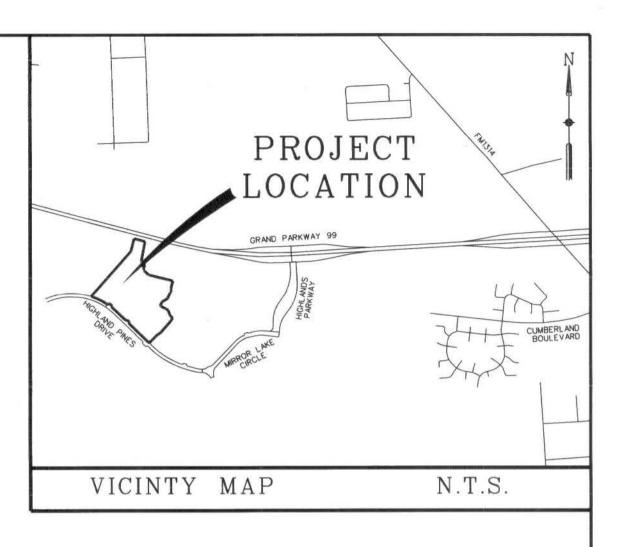
PROVED BY THE COMMISSIONERS COURT OF MONTGOMERY COUNTY, TEXAS,

ROBERT C. WALKER, COMMISSIONER, PRECINCT 1

CHARLIE RILEY, COMMISSIONER, PRECINCT 2

JAMES NOACK, COMMISSIONER, PRECINCT 3

JAMES METTS, COMMISSIONER, PRECINCT 4



THE 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 JUNE 8 _, 2021, AT <u>930</u>_ O'CLOCK, <u></u>A. m., AND DULY RECORDED ON JUNE (, 2021, AT [[]D O'CLOCK, A.M., IN CABINET Z SHEET 7465, OF RECORD OF Maps FOR SAID COUNTY,

WITNESS MY HAND AND SEAL OF OFFICE, AT CONROE, MONTGOMERY COUNTY, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

THE HIGHLANDS SEC 3

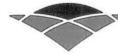
BEING A SUBDIVISION OF 39.31 ACRES LOCATED IN THE WILLIAM VINCE SURVEY, A-581 MONTGOMERY COUNTY, TEXAS

178 LOTS 5 BLOCKS 12 RESERVES

JANUARY, 2021

ENGINEER/SURVEYOR:





COSTELLO, INC. Engineering and Surveying 2107 CITYWEST BOULEVARD 3RD FLOOR HOUSTON, TEXAS 77042 (713) 783-7788 FAX: 783-3580

9950 BARKER CYPRESS. SUITE 250 TBPE FIRM REGISTRATION NO. 280 TBPLS FIRM REGISTRATION NO. 100486

SHEET 1 OF 3

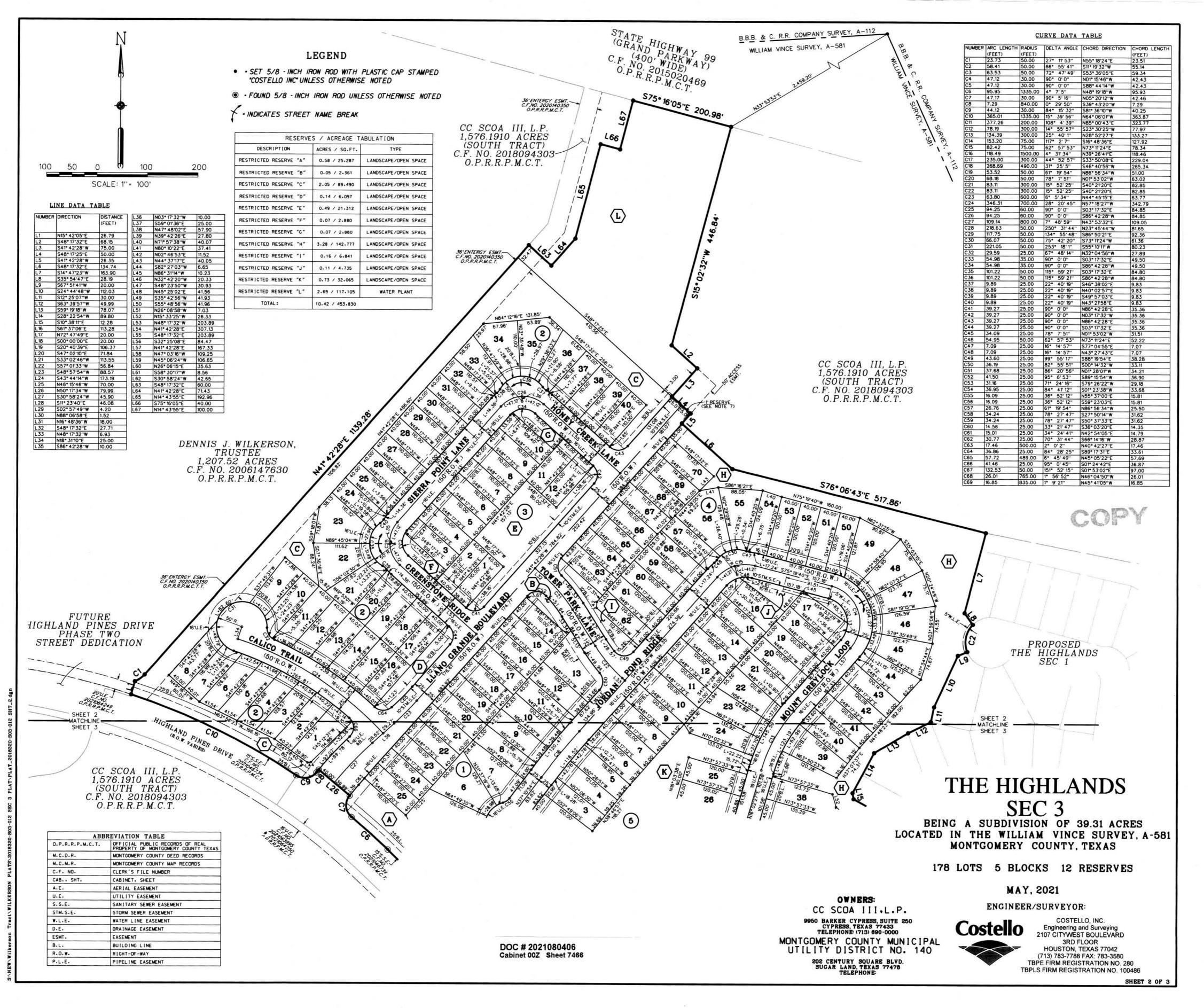
OWNER:

CC SCOA III.L.P.

CYPRESS, TEXAS 77433

TELEPHONE: (713) 690-0000

DOC # 2021080406 Cabinet 00Z Sheet 7465



GENERAL NOTES:

CAB. SHT.

A.E.

U.E.

S.S.E.

W.L.E.

D.E.

ESMT.

B.L.

R.O.W.

P.L.E.

STM.S.E.

S48° 17'32"E 27.71 N48° 17'32"W 6.93

N47° 48'02"E 57.90 N39° 42'26"E 27.80 N71° 57'38"W 40.07

N80° 10'22"E 37.41

\$59° 01'36"E

25.00 78° 27' 47" \$50° 37'33"E
25.00 33° 21' 47" \$36° 03'20"E
25.00 34° 24' 41" \$42° 54'05"E
25.00 70° 31' 44" \$66° 14'16"W
500.00 2° 0' 2" \$140° 42'27"E
25.00 84° 28' 25" \$89° 17'31"E
489.00 6° 45' 49" \$15° 50' 24'42"E
25.00 95° 0' 45" \$01° 24'42"E
50.00 151° 52' 15" \$01° 53'02"E
765.00 1° 56' 52" \$16° 04'50"W
835.00 1° 9' 21" \$15° 41'05"W

57.69

CABINET. SHEET

AERIAL EASEMENT

UTILITY EASEMENT

SANITARY SEWER EASEMENT

STORM SEWER EASEMENT

WATER LINE EASEMENT

DRAINAGE EASEMENT

EASEMENT

BUILDING LINE

RIGHT-OF-WAY

PIPELINE EASEMENT

- ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM (NAD83, 1993 ADJ.) CENTRAL ZONE.
- THE COORDINATES SHOWN HEREON ARE TEXAS CENTRAL ZONE NO. 4203 STATE PLANE GRID COORDINATES (NAD83, 1993 ADJ.)
- ALL EASEMENTS SHOWN ON LOT LINES ARE CENTERED UNLESS OTHERWISE NOTED.
- ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID POSTS AND PANELED WOODEN FENCES BACK UP, BUT
- THIS SUBDIVISION IS LOCATED WITHIN "ZONE X", ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR MONTGOMERY COUNTY, TEXAS, MAP NUMBER 48339C0575G DATED AUGUST 18, 2014.
- THE STORM SEWER INCLUDED WITHIN SUBJECT TRACT SHALL BE MAINTAINED BY MONTGOMERY COUNTY MUD 140.
- A ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS IN SUBDIVISION PLATS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS, THE CONDITIONS OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED BY A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
- SUBDIVISION BENCHMARK- 3" BRASS DISK STAMPED "HL 1.3 & 4" SET IN CONCRETE LOCATED IN PROPOSED RESERVE "H" OF THE HIGHLANDS SEC 3 +/- 29.5' NORTH FROM THE SOUTHERLY CORNER OF THE HIGHLANDS SEC 3 ALSO BEING +/- 74.2' SOUTH FROM THE COMMON SOUTH CORNER OF LOTS 8 AND 9 IN BLOCK 4. NAVD88 (2001 ADJ.) ELEVATION = 113.29'

OWNERS:

CC SCOA III.L.P.

9960 BARKER CYPRESS, SUITE 250 CYPRESS, TEXAS 77433 TELEPHONE: (713) 690-0000

MONTGOMERY COUNTY MUNICIPAL

UTILITY DISTRICT NO. 140

202 CENTURY SQUARE BLVD. SUGAR LAND, TEXAS 77478 TELEPHONE:

DESCRIPTION	ACRES / SO.FT.	TYPE
RESTRICTED RESERVE "A"	0.58 / 25.287	LANDSCAPE/OPEN SPACE
RESTRICTED RESERVE "B"	0.05 / 2.361	LANDSCAPE/OPEN SPACE
RESTRICTED RESERVE "C"	2.05 / 89.490	LANDSCAPE/OPEN SPACE
RESTRICTED RESERVE "D"	0.14 / 6.097	LANDSCAPE/OPEN SPACE
RESTRICTED RESERVE "E"	0.49 / 21.312	LANDSCAPE/OPEN SPACE
RESTRICTED RESERVE "F"	0-07 / 2-880	LANDSCAPE/OPEN SPACE
RESTRICTED RESERVE "G"	0.07 / 2.880	LANDSCAPE/OPEN SPACE
RESTRICTED RESERVE "H"	3.28 / 142.777	LANDSCAPE/OPEN SPACE
RESTRICTED RESERVE "I"	0.16 / 6.841	LANDSCAPE/OPEN SPACE
RESTRICTED RESERVE "J"	0.11 / 4.735	LANDSCAPE/OPEN SPACE
RESTRICTED RESERVE "K"	0.73 / 32.065	LANDSCAPE/OPEN SPACE
RESTRICTED RESERVE "L"	2.69 / 117.105	WATER PLANT



FUTURE

THE HIGHLANDS

SEC 4

16'U.E.-C.F.NO. 2021064248 O.P.R.R.P.M.C.T.

TBPLS FIRM REGISTRATION NO. 100486 SHEET 3 OF 3

ENGINEER/SURVEYOR:

COSTELLO, INC. Engineering and Surveying 2107 CITYWEST BOULEVARD

3RD FLOOR

HOUSTON, TEXAS 77042

(713) 783-7788 FAX: 783-3580

TBPE FIRM REGISTRATION NO. 280