

OWNER DEDICATION

STATE OF TEXAS
COUNTY OF WASHINGTON

I, S. J. Gaido, III, Member of High Meadows Land and Cattle, LLC, a Texas limited liability company, owner of the property subdivided in the foregoing map of the Indian Trail Subdivision, Section One, do hereby make subdivision of said property for and on behalf of said High Meadows Land and Cattle, LLC according to the lines, streets, lots, alleys, parks, building lines and easements hereon shown and designate said subdivision as Indian Trail Subdivision, Section One, located in the Isaac Lee Survey A-77, Washington County, Texas, and on behalf of said High Meadows Land and Cattle, LLC, dedicate to public use, as such, the easements shown hereon forever, and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the private streets and alleys dedicated, or occasioned by the alteration of the surface of any portion of private streets or alleys to conform to such grades; and do hereby bind myself, my successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, High Meadows Land and Cattle, LLC does 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 properly located within the boundaries of this plat and always available for the general use of said owners and to the public for firemen, fire fighting equipment, police and other emergency vehicles of whatever nature at all times and do hereby bind ourselves, our heirs and assigns to warrant and forever defend the title to the land so designated and established as private streets.

FURTHER, High Meadows Land and Cattle, LLC does hereby certify that we are the owners of the property lying immediately south of and adjacent to the boundaries of the foregoing plat of Indian Trail Subdivision, Section One, where building setback lines or public easements are to be established outside the boundaries of the foregoing plat and do hereby make and establish all building setback lines and dedicate to the use of the public forever all public easements shown in said adjacent acreage.

This is to certify that I, S. J. Gaido, III, Member, respectively of High Meadows Land and Cattle, LLC have complied or will comply with all regulations heretofore on file with the County and adopted by the Commissioners Court of Washington 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, High Meadows Land and Cattle, LLC does 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 Washington County and/or 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 platted in the foregoing map shall be restricted in its use, which restrictions shall run with the title of the property, and shall be enforceable, at the option of Washington County by Washington 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.

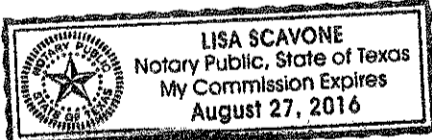
High Meadows Land and Cattle, LLC
a Texas limited liability company

By: [Signature]
S. J. Gaido, III, Member

STATE OF TEXAS
COUNTY OF WASHINGTON

This instrument was acknowledged before me on the 3rd day of Jan, 2013 by S. J. Gaido, III, Member of High Meadows Land and Cattle, LLC, a Texas limited liability company.

[Signature] Lisa Scavone
Notary Public
State of Texas
Notary's Name (Printed): Lisa Scavone
Notary's Commission Expires: 8-27-16



LIEN HOLDER ACKNOWLEDGMENT

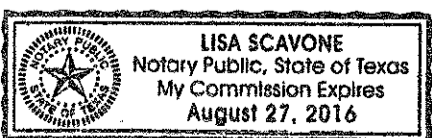
Post Oak Bank, N.A., owner and holder of a lien against the property described in the Indian Trail Subdivision, Section One shown hereon, said lien being evidenced by instrument recorded in Volume 1284, Page 623 of the Official Records of Washington County, Texas, modified in instrument recorded in Volume 1332, Page 1015 of the Official Records of Washington County, Texas and modified in instrument recorded in Volume 1345, Page 17 of the Official Records of Washington County, Texas, does hereby in all things subordinate to said plat said lien, and hereby confirms that it is the present owner of said lien and has not assigned the same nor any part thereof.

By: [Signature]
Joni Burner
Senior Vice President of Post Oak Bank, N.A.

STATE OF TEXAS
COUNTY OF WASHINGTON

This instrument was acknowledged before me on the 3rd day of Jan, 2013 by Joni Burner, Senior Vice President of Post Oak Bank, N.A.

[Signature] Lisa Scavone
Notary Public
State of Texas
Notary's Name (Printed): Lisa Scavone
Notary's Commission Expires: 8-27-16



Final Plat of
Indian Trail Subdivision
Section One
1 Block - 6 Lots - 73.114 Acres Total
Isaac Lee Survey A-77
Washington County, Texas

Being a portion of a tract of land called 116.75 acres as evidenced in Special Warranty Deed with Vendor's Lien dated July 11, 2008 from Mel Acres to High Meadows Land and Cattle, LLC as recorded in Volume 1284, Page 606 of the Official Records of Washington County, Texas and re-recorded in Volume 1286, Page 896 of the Official Records of Washington County, Texas.

SUBJECT TO

Covenants, conditions, reservations, easements, building lines and restrictions as set forth in instrument recorded in Volume 614, Page 788 of the Official Records of Washington County, Texas.

Easement and Right of Way dated June 16, 1927, executed by Thomas B. Chadwick, Edwin Chadwick, Theo R. Chadwick, Alver M. Chadwick, Annie Louise Chadwick, W. J. Chadwick and E. C. Chadwick to Texas Power and Light Company, recorded in Volume 89, Page 73 of the Deed Records of Washington County, Texas.

Easement and Right of Way dated July 5, 1962, executed by W. J. Chadwick, T. B. Chadwick, Annie Louise Chadwick, by her attorney in fact, T. B. Chadwick, E. C. Chadwick, Theo R. Chadwick and Alver M. Chadwick to Southwestern Bell Telephone Company, recorded in Volume 241, Page 264 of the Deed Records of Washington County, Texas.

Utility Easement as set out in Deed dated October 26, 1984, executed by 632 Partnership to Clifford G. Parker and wife, Senette R. Parker, recorded in Volume 490, Page 243 of the Official Records of Washington County, Texas, and in Deed dated May 1, 1989, executed by Brenham National Bank to LeRoy Melcher, recorded in Volume 603, Page 545 of the Official Records of Washington County, Texas.

NOTES

- 1. No road, street or passageway set aside on this Plat shall be maintained by Washington County, Texas in the absence of an express Order of Commissioners Court entered of record in the minutes of the Commissioners Court of Washington County, Texas specifically accepting such road, street or passageway for county maintenance.
2. Lots 1-6 are for single family residential use only.

LOCK BOX REQUIREMENTS

The Home Owners Association shall comply with the requirements of Texas Local Government Code Chapter 352.114 which require the following:

- (a) Each vehicular gate to the gated community or multi-unit housing project must have a lockbox within site of the gate and in close proximity outside the gate. The lockbox at all times must contain a key, card, or code to open the gate or a key switch or cable mechanism that overrides the key, card, or code that normally opens the gate and allows the gate to be opened manually.
(b) If there are one or more pedestrian gates, at least one pedestrian gate must have a lockbox within site of the gate and in close proximity outside the gate. The lockbox at all times must contain a key, card, code, key switch, or cable mechanism to open the gate.
(c) If different pedestrian gates are operated by different keys, cards, or codes, the lockbox must contain:
(1) each key, card, or code, properly labeled for its respective gate; or
(2) single master key, card, or code or a key switch or cable mechanism that will open every gate.
(d) Access to a lockbox required by this section shall be limited to a person or agency providing fire-fighting or emergency medical services or law enforcement for the county.
(e) If a gate is powered by electricity, it must be possible to open the gate without a key, card, code, or key switch if the gate loses electrical power.

FLOOD HAZARD STATEMENT

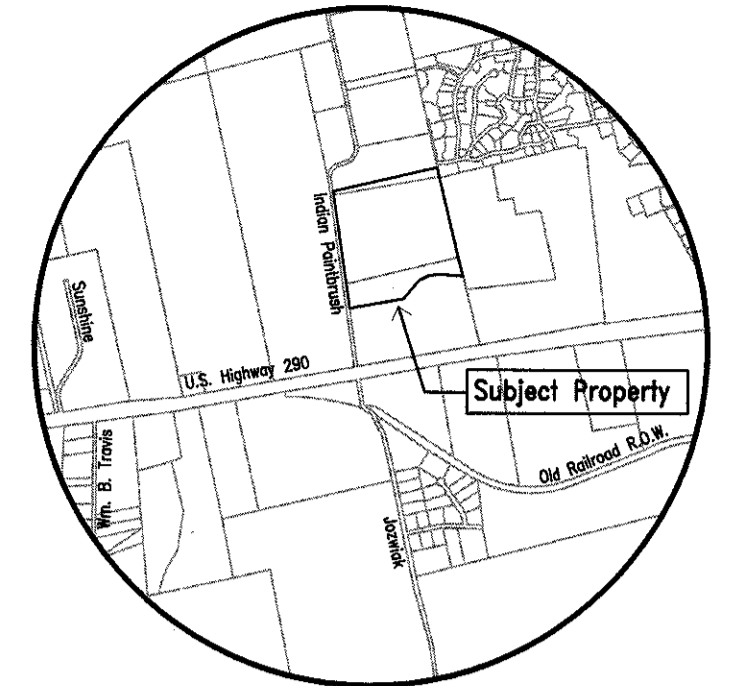
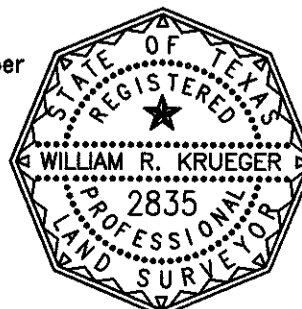
It has been determined that the subject property does not lie within the 100-Year Flood Boundary as indicated by the Flood Insurance Rate Maps compiled by the Federal Emergency Management Agency, Community Nos. 481188 0315 C (Map No. 48477C0315C) and 481188 0325 C (Map No. 48477C0325C), dated August 16, 2011, Washington County, Texas.

SURVEYOR CERTIFICATION

This is to certify that I, William R. Krueger, a Registered Professional Land Surveyor of the State of Texas, Registration No. 2835 have platted the subdivision shown hereon from an actual survey on the ground meeting all standards as set forth by the TBPLS; and that all easements as appear of record in the office of the County Clerk of Washington County, Texas, are depicted hereon and that all lot corners, angle points and points of curve are properly marked with iron rods of minimum 5/8 inch diameter and thirty (30) inches long, and that this plat correctly represents that survey made by me.

This survey was performed in connection with G.F. Number WA-12-167 of Westcor Land Title Insurance Company.

[Signature] William R. Krueger
January 3, 2013
Registered Professional Land Surveyor No. 2835



Vicinity Map
Scale 1"=3000'

Property Owners
High Meadows Land and Cattle, LLC
P.O. Box 3
Chappell Hill, Texas 77426
TEL: (713) 817-7799

Plat Prepared By
Jones & Carter, Inc.
1500 South Day Street
Brenham, Texas 77833
TEL: (979) 836-6631

COMMISSIONERS COURT ACKNOWLEDGMENT

APPROVED by the Commissioners Court of Washington County, Texas, this 15th day of January, 2013.

[Signatures of Commissioners]
County Judge
Comm. Pct. 1, 2, 3, 4

COUNTY CLERK FILING ACKNOWLEDGMENT STATEMENT

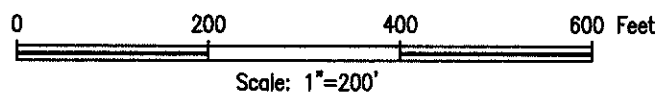
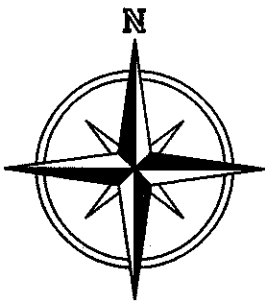
THE STATE OF TEXAS
COUNTY OF WASHINGTON

I, Beth Rothermel, Clerk of the County Court of Washington County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on the 15th day of January, 2013 at 1:44 o'clock P.M., and duly recorded the 15th day of January, 2013, A.D. at 1:44 o'clock P.M., in plat cabinet file number 620 A-77 of record in the Plat Records of Washington County, Texas.

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

By: [Signature] Yanira Garcia, Deputy
Beth Rothermel
Clerk of the County Court
Washington County, Texas

Final Plat of Indian Trail Subdivision Section One
JONES & CARTER, INC. ENGINEERS • PLANNERS • SURVEYORS
1500 South Day Street Brenham, Texas 77833 (979) 836-6631 Fax: (979) 836-5686 www.jonescarter.com
Table with columns: Surveyor, County, Field Crew, R.P.L.S. No., Survey, Computations, Date, City, Drafting, Update, Addition, Work Order.



Darrell W. Reimer, et ux
Called 12.242 Ac.
580/374 O.R.W.C.

Ed F. Kruse, et ux
Called 22.281 Ac.
571/300 O.R.W.C.

Found 1/2" Iron Rod
Fence Corner

Blue Haven Hill Road

Bluebonnet Hills Subdivision
Section 6
Plat Cabinet File Nos. 181A & 181B
P.R.W.C.

CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	630.00'	215.62'	214.57'	N 74°15'31" E	19°36'35"
C2	630.00'	270.77'	268.69'	N 52°08'27" E	24°37'31"
C3	670.00'	125.87'	125.69'	N 45°12'37" E	10°45'51"
C4	60.00'	91.42'	82.83'	N 66°56'35" E	87°17'54"
C5	60.00'	124.82'	103.50'	N 36°18'06" W	119°11'29"
C6	60.00'	97.92'	87.41'	S 37°20'51" W	93°30'37"
C7	730.00'	137.14'	136.94'	S 45°12'37" W	10°45'51"
C8	570.00'	440.07'	429.22'	S 61°56'45" W	44°14'07"
C9	100.00'	151.98'	137.77'	S 47°39'41" E	87°04'31"
C10	100.00'	148.87'	135.50'	N 36°40'41" E	85°17'45"
C11	150.00'	281.17'	241.78'	S 79°08'30" E	107°23'55"

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 84°03'48" E	101.38'
L2	N 79°19'33" E	121.08'
L3	N 39°49'42" E	219.39'
L4	N 50°35'32" E	223.56'
L5	S 50°35'32" W	223.56'
L6	S 39°49'42" W	219.39'
L7	S 88°48'03" W	121.08'
L8	S 84°03'48" W	98.85'
L9	S 04°07'25" E	906.46'
L10	N 05°58'16" W	457.35'
L11	N 05°58'12" W	94.94'

Southeast corner of 30' Utility
Easement lies S 08°51'26" E, 50.00'
from the Southeast corner of Lot 3

Starry Skies Ranch, L.P.
Tract 1
Called 140.618 Ac.
1177/598 O.R.W.C.

**David Lawrence Survey
A-75
Washington County, Texas**

Jack F. Chadwick
Called 165.614 Ac.
591/776 O.R.W.C.

Washington County
Benchmark No. 27
Elevation = 334.72

Description:
Brass Disk set in top of
concrete monument.

Note:
This benchmark is relative to
Washington County Benchmark
No. 23 which lies at the
intersection of Indian Paintbrush
Road and U.S. Highway 290.

Indian Paintbrush Road
(60' R.O.W.)

N 04°07'25" W
1137.13'

12.289 Ac.

10.617 Ac.

11.947 Ac.

14.200 Ac.

11.073 Ac.

10.929 Ac.

Residue of
High Meadows Land & Cattle, LLC
Called 116.75 Ac.
1284/606 O.R.W.C.
1286/896 O.R.W.C.

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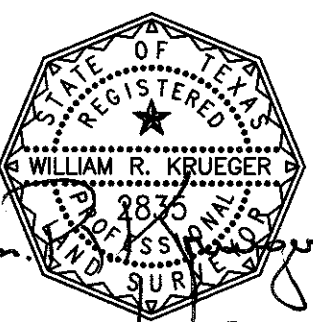
Brenham Bible Church
Called 10.00 Ac.
1329/701 O.R.W.C.

Christine Giese
Called 5.00 Ac.
1371/343 O.R.W.C.

Philips Subdivision
Plat Cabinet File No. 605B P.R.W.C.
Lot 1 - Called 6.213 Ac.

Washington County
Benchmark No. 23
Brass Disk set in concrete
Elevation: 344.50

U.S. Highway 290



**Final Plat of
Indian Trail Subdivision
Section One**

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www.jonescarter.com

Surveyor	William R. Krueger	County	Washington	Field Crew	L.H. & A.G.
R.P.L.S. No.	2835	Survey	Isaac Lee A-77	Computations	M.A.M.
Date	1/3/13	City		Drafting	M.A.M.
Update		Addition	Indian Trail	Work Order	B0103-002-00

NOTE
• Indicates Set 5/8" Iron Rod Capped "2835" Unless Otherwise Noted