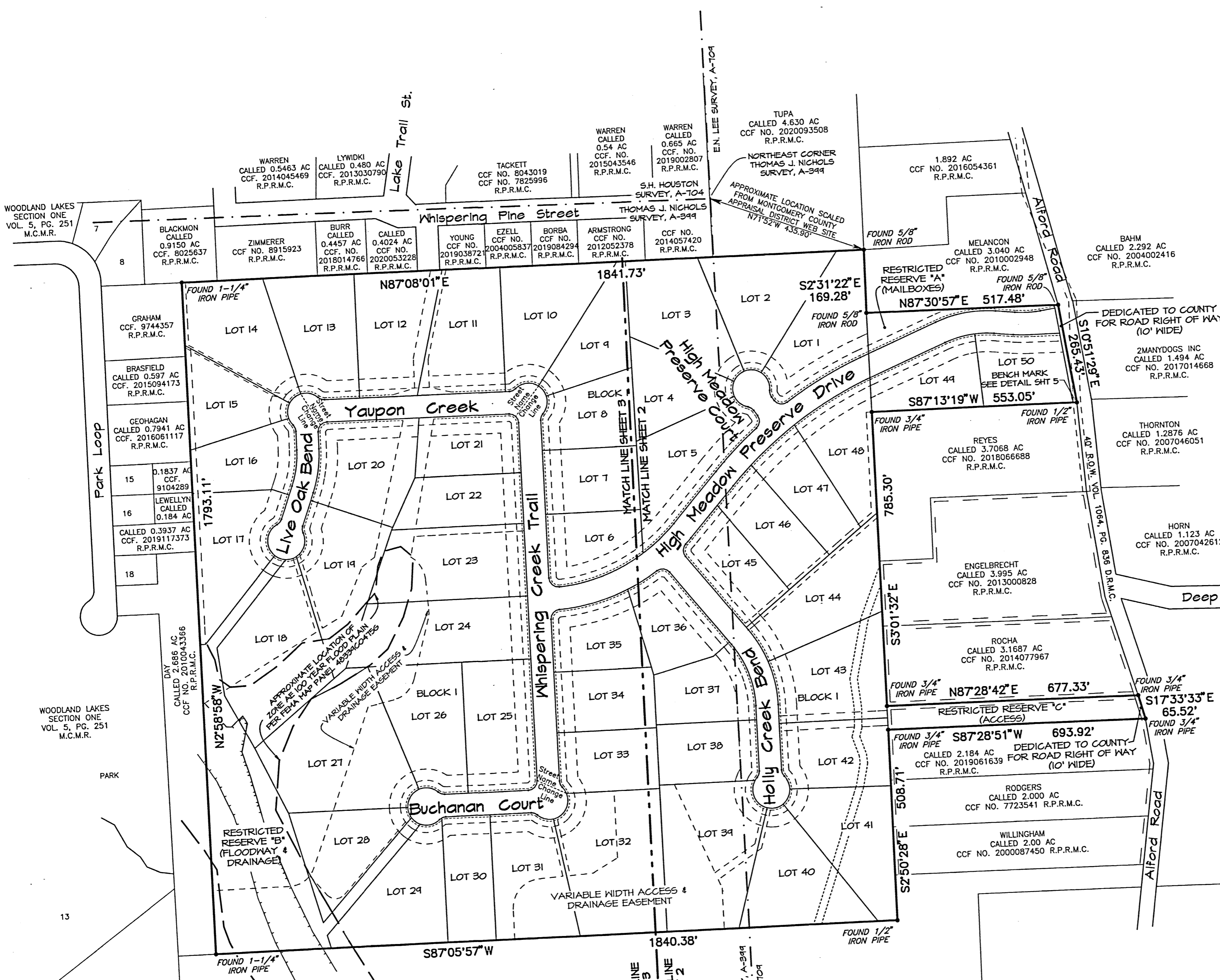


—VICINITY MAP—



HIGH MEADOW PRESERVE

50 RESIDENTIAL LOTS * 1 BLOCK
3 RESTRICTED RESERVES

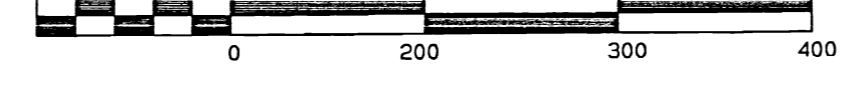
A SUBDIVISION OF 80.008 ACRES OF LAND
IN THE THOMAS J. NICHOLS SURVEY, A-399
AND THE E.N. LEE SURVEY, A-709
MONTGOMERY COUNTY, TEXAS



LAND SURVEYING & MAPPING
103 TRACE COURT MONTGOMERY, TEXAS 77316
PH: (936) 522-8716

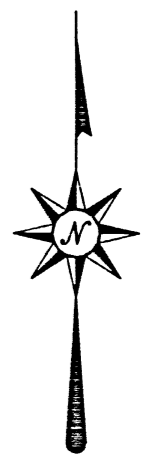
THERE IS A 30' WIDE DRAINAGE EASEMENT CENTERED ALONG
ALL NATURAL DRAINAGE COURSES.

SCALE: 1" = 200' DATE: AUGUST 2021, REV: SEPTEMBER 2021



OWNERS:
FREY INC.
P.O. BOX 860
TOMBALL, TX 77377

DOC # 2021144436
Cabinet 00Z Sheet 7892



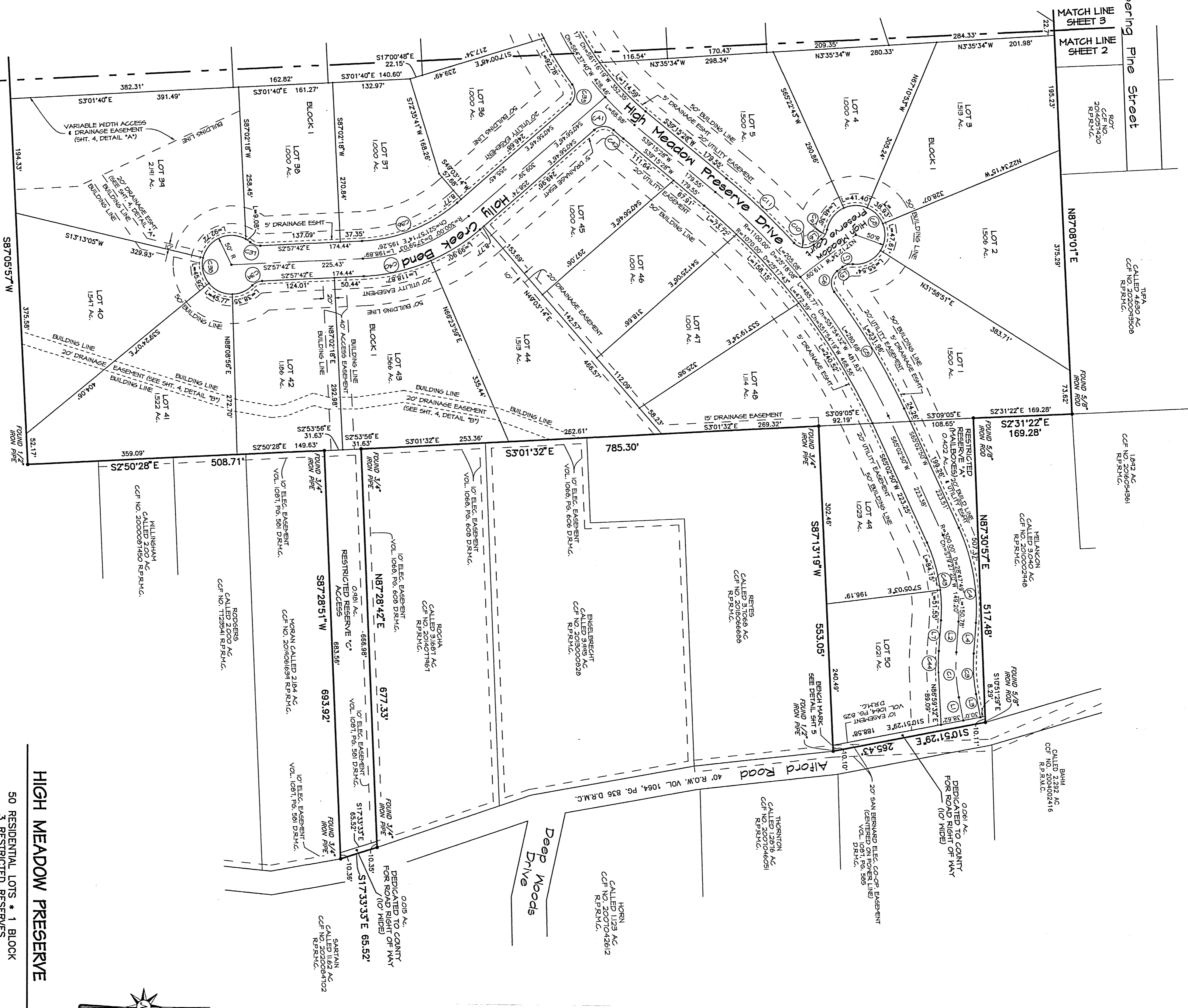
OWNERS:
 FREY INC.
 P.O. BOX 860
 TOMBALL, TX 77377

SCALE: 1" = 100'
 DATE: AUGUST 2021, REV: SEPTEMBER 2021



HIGH MEADOW PRESERVE
 50 RESIDENTIAL LOTS * 1 BLOCK
 3 RESTRICTED RESERVES

A SUBDIVISION OF 80.008 ACRES OF LAND
 IN THE THOMAS J. NICHOLS SURVEY, A-399
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 MONTGOMERY COUNTY, TEXAS



DOC # 2021144436
 Cabinet 002 Sheet 7893

HIGH MEADOW PRESERVE

50 RESIDENTIAL LOTS * 1 BLOCK
3 RESTRICTED RESERVES

A SUBDIVISION OF 80,008 ACRES OF LAND
IN THE THOMAS J. NICHOLS SURVEY, A-399
AND THE E.N. LEE SURVEY, A-709
MONTGOMERY COUNTY, TEXAS

LONE STAR

LAND SUBDIVISION & MARKING
101 TRACE COURT, MONTGOMERY, TEXAS 77316
PH: (281) 522-8716



MATCH LINE SHEET 3
MATCH LINE SHEET 2

Whispering Pine Street

THOMAS J. NICHOLS SURVEY, A-399

Whispering Creek Trail

High Meadow Preserve Drive



DOC # 2021144436
Cabinet 00Z Sheet 7894

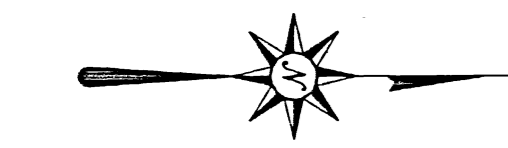
OWNERS:
FREY INC.
P.O. BOX 860
TOMBALL, TX 77377

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SCALE: 1" = 100'
DATE: AUGUST 2021, REV: SEPTEMBER 2021



OWNERS:
 FREY INC.
 P.O. BOX 960
 TOMBALL, TX 77377

SCALE: 1" = 100'
 DATE: AUGUST 2021, REV: SEPTEMBER 2021



HIGH MEADOW PRESERVE
 50 RESIDENTIAL LOTS * 1 BLOCK
 3 RESTRICTED RESERVES
 A SUBDIVISION OF 80.008 ACRES OF LAND
 IN THE THOMAS J. NICHOLS SURVEY, A-399
 AND THE E.N. LEE SURVEY, A-709
 MONTGOMERY COUNTY, TEXAS



THE STATE OF TEXAS:
COUNTY OF MONTGOMERY:

I, Paul T. Frey, President of Frey Inc., owner of the property subdivided in the above and foregoing map of High Meadow Estates Preserve, do hereby make subdivision of said property for and on behalf of said Frey Inc., according to the lines, streets, lots, alleys, parks, building lines, and easements thereon shown, and designate said subdivision as High Meadow Preserve located in the Thomas J. Nichols Survey, A-399 and the E.N. Lee Survey, A-709, Montgomery County, Texas, and on behalf of said Frey Inc.; 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 I, Paul T. Frey, President of Frey Inc., owner of the property subdivided in the above and foregoing map of High Meadow Preserve, 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, Frey Inc., 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 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, I 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, Frey Inc., has caused these presents to be signed by Paul T. Frey, its President, thereunto authorized and its common seal hereunto affixed this

16 day of September, 2021.

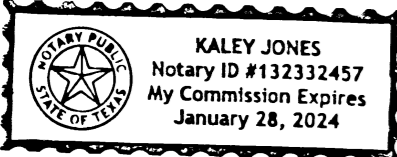
Frey Inc. Paul T. Frey, President

THE STATE OF TEXAS:
COUNTY OF MONTGOMERY:

BEFORE ME, the undersigned authority, on this day personally appeared Paul T. Frey, President, of Frey 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 16 day of September, 2021.

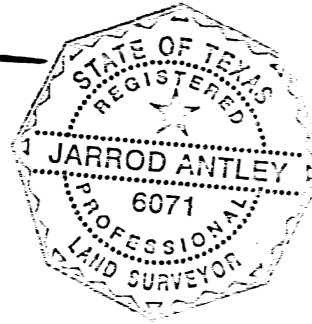
Kaley Jones, Notary Public in and for the State of Texas



SURVEYOR'S CERTIFICATION

I, Jarrod Antley, 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.

Jarrod Antley, R.P.L.S. Texas Registration No. 6071



COUNTY ENGINEER CERTIFICATION

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 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.

Jeff Johnson, P.E., County Engineer

COMMISSIONERS' COURT:

APPROVED by the Commissioners' Court of Montgomery County, Texas, this 12 day of October, 2021.

Robert Walker, Commissioner Precinct 1

Charlie Riley, Commissioner Precinct 2

Mark J. Keough, County Judge

James Noack, Commissioner Precinct 3

James Metts, 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

October 12, 2021, at 9:30 o'clock, A.M., and duly recorded

on October 19, 2021, at 1:31 o'clock, A.M., in Cabinet Z,

Sheet 7892 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.



Mark Turnbull, Clerk, County Court Montgomery County, Texas

NOTES:

- 1. ALL CORNERS ARE A SET 5/8" IRON ROD W/CAP UNLESS OTHERWISE SHOWN OR NOTED.
2. THERE IS HEREBY DEDICATED A TEN-FOOT (10') UTILITY EASEMENT ALONG ALL SIDE AND REAR LOT LINES UNLESS OTHERWISE SHOWN OR NOTED.
3. THERE IS HEREBY DEDICATED A TEN-FOOT (10') BUILDING LINE ALONG ALL SIDE LOT LINES UNLESS OTHERWISE SHOWN OR NOTED.
4. THERE IS HEREBY DEDICATED A TWENTY-FOOT (20') UTILITY EASEMENT AND A FIVE-FOOT (5') DRAINAGE EASEMENT ALONG BOTH SIDES OF ALL STREETS UNLESS OTHERWISE SHOWN OR NOTED.
5. BASIS OF BEARINGS IS TEXAS CENTRAL STATE PLANE SURFACE COORDINATES AND MAY BE BROUGHT TO GRID BY APPLYING A COMBINED SCALE FACTOR OF 0.99997275.
6. M.R.M.C. DENOTES MAP RECORDS MONTGOMERY COUNTY, R.P.R.M.C. DENOTES REAL PROPERTY RECORDS MONTGOMERY COUNTY, D.R.M.C. DENOTES DEED RECORDS MONTGOMERY COUNTY, CCF NO. DENOTES COUNTY CLERKS FILE NUMBER.
7. THIS PROPERTY IS LOCATED IN ZONES "X" AND "AE" AND IS PARTIALLY WITHIN THE 100-YEAR FLOODPLAIN AS SHOWN ON F.I.R.M. COMMUNITY PANEL NO. 48339C0475 G, EFFECTIVE DATE 08/18/2014.
8. ABSTRACT LINE LOCATIONS ARE PER THE MONTGOMERY COUNTY APPRAISAL DISTRICT WEB SITE.
9. SUBJECT TO LAND RESTRICTIONS PER VOLUME 1014, PAGE 223 (CCF NO. 77031078) OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS.
10. ALL ROADS ARE 60' WIDE RIGHT OF WAYS, WITH HIGH MEADOW PRESERVE DRIVE BEING A 60' RIGHT OF WAY AND WIDENS ONLY AT THE ENTRANCE OF THE SUBDIVISION TO 68.62'.

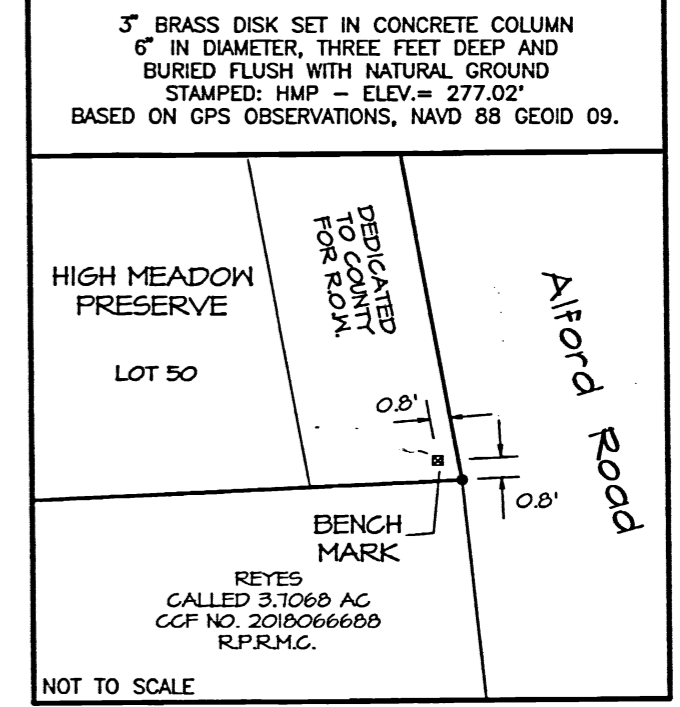
CURVE CHART

Table with columns: LINE, RADIUS, DELTA, DIST./ARC, BEARING/CHORD, CHORD DIST. Contains 44 rows of curve data.

LINE CHART

Table with columns: LINE, BEARING, DISTANCE. Contains 7 rows of line data.

BENCH MARK



HIGH MEADOW PRESERVE

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OWNERS:
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Cabinet 002 Sheet 7892