

THE STATE OF TEXAS:  
COUNTY OF MONTGOMERY:

I, Dan Silvestri, Manager of Magnolia Hollow, LLC, owner of the property subdivided in the above and foregoing map of High Meadow Estates Section Eleven, do hereby make subdivision of said property for and on behalf of said Magnolia Hollow, LLC, according to the lines, streets, lots, alleys, parks, building lines, and easements thereon shown, and designate said subdivision as High Meadow Estates Section Eleven located in the Lorenzo Jones Survey, A-294 and the Henry J. Stansbury Survey, A-518, Montgomery County, Texas, and on behalf of said Magnolia Hollow, LLC, 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, Dan Silvestri, Manager of Magnolia Hollow, LLC, owner of the the property subdivided in the above and foregoing map of High Meadow Estates Section Eleven, has 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, we, Magnolia Hollow, LLC, Owner do 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, 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 and shall be restricted for same under the terms and conditions of such restrictions filed separately, unless otherwise noted.

IN TESTIMONY WHEREOF, the Magnolia Hollow, LLC, has caused these presents to be signed by Dan Silvestri, its Manager, thereunto authorized this

23 day of March, 2022.

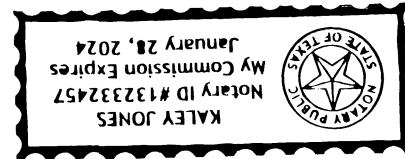
Magnolia Hollow, LLC,  
A Texas limited liability company

By: *[Signature]*  
Dan Silvestri, Manager

THE STATE OF TEXAS:  
COUNTY OF MONTGOMERY:

BEFORE ME, the undersigned authority, on this day personally appeared Dan Silvestri, Manager of Magnolia Hollow, LLC, 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 limited liability company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 23 day of March, 2022.



*[Signature]*  
Kaley Jones  
Notary Public in and for  
the State of Texas

COMMISSIONERS' COURT:

APPROVED by the Commissioners' Court of Montgomery County, Texas, this

12 day of April, 2022.

*[Signature]*  
Robert Walker  
Commissioner Precinct 1

*[Signature]*  
Charlie Riley  
Commissioner Precinct 2

*[Signature]*  
Mark J. Keough, County Judge

*[Signature]*  
James Noack  
Commissioner Precinct 3

*[Signature]*  
James Metts  
Commissioner Precinct 4

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.

*[Signature]*  
Jeff Johnson, P.E.  
County Engineer

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 CLERK:

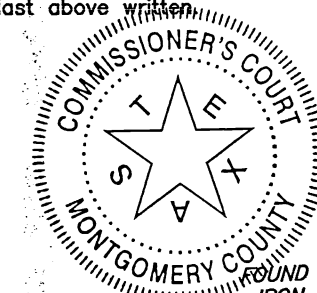
I, Mark Turnbull, Clerk of the County Court of Montgomery County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on

April 12, 2022, at 9:30 o'clock, A.M., and duly recorded

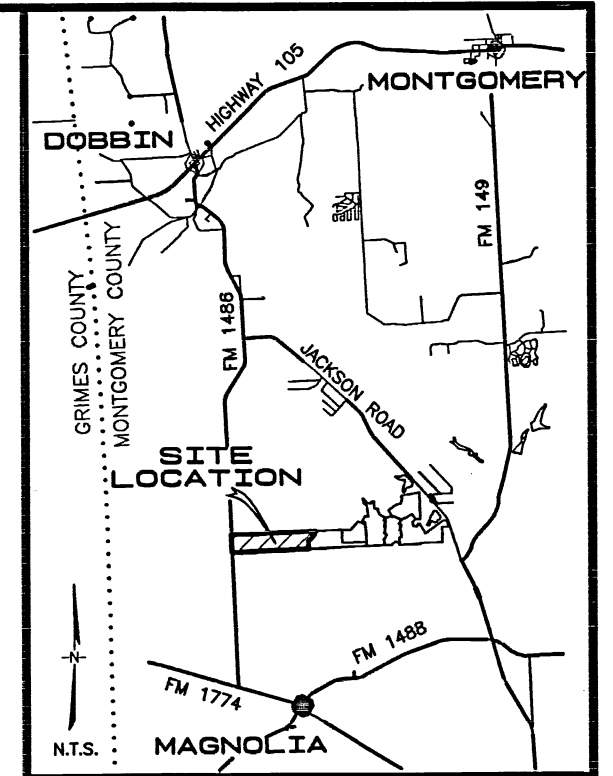
on April 14, 2022, at 1:54 o'clock, P.M., in Cabinet 2,

Sheet 8434 of record of MAP for said County.

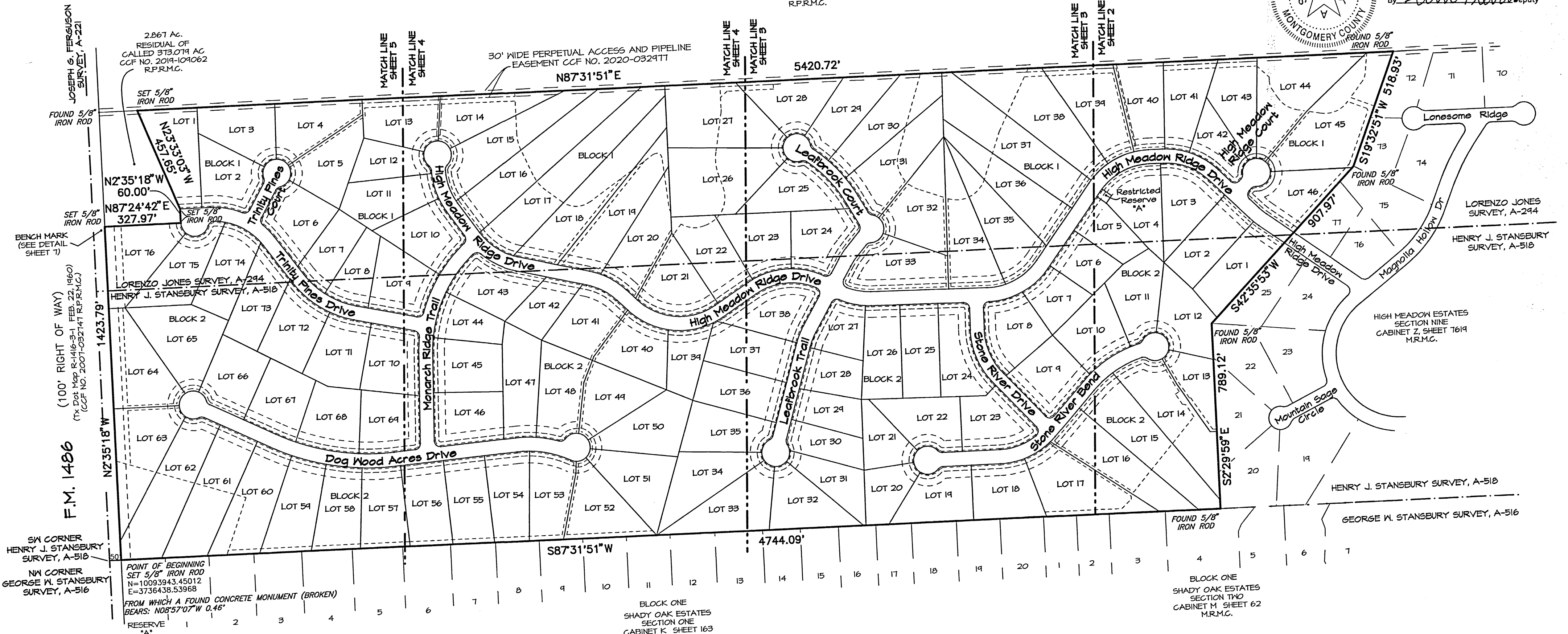
WITNESS MY HAND AND SEAL OF OFFICE, at Conroe, Montgomery County, Texas, the day and date last above written.



*[Signature]*  
Mark Turnbull, Clerk, County Court  
Montgomery County, Texas  
By: *[Signature]* Deputy

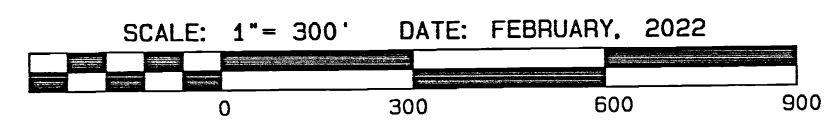


-VICINITY MAP-



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. BASIS OF BEARINGS IS TEXAS CENTRAL STATE PLANE SURFACE COORDINATES AND MAY BE BROUGHT TO GRID BY APPLYING A COMBINED SCALE FACTOR OF 0.99995301951.
5. 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.
6. THIS PROPERTY IS LOCATED IN ZONE "X" AND IS NOT WITHIN THE 100-YEAR FLOODPLAIN AS SHOWN ON F.I.R.M. COMMUNITY PANEL NO. 48339C0325G, EFFECTIVE DATE AUGUST 18, 2014.
7. SUBJECT TO RESTRICTED COVENANTS AS SET OUT UNDER CCF NO'S. 9651141, 96786601, 9741669, 2007-058589 AND 2008-033747. R.P.R.M.C.



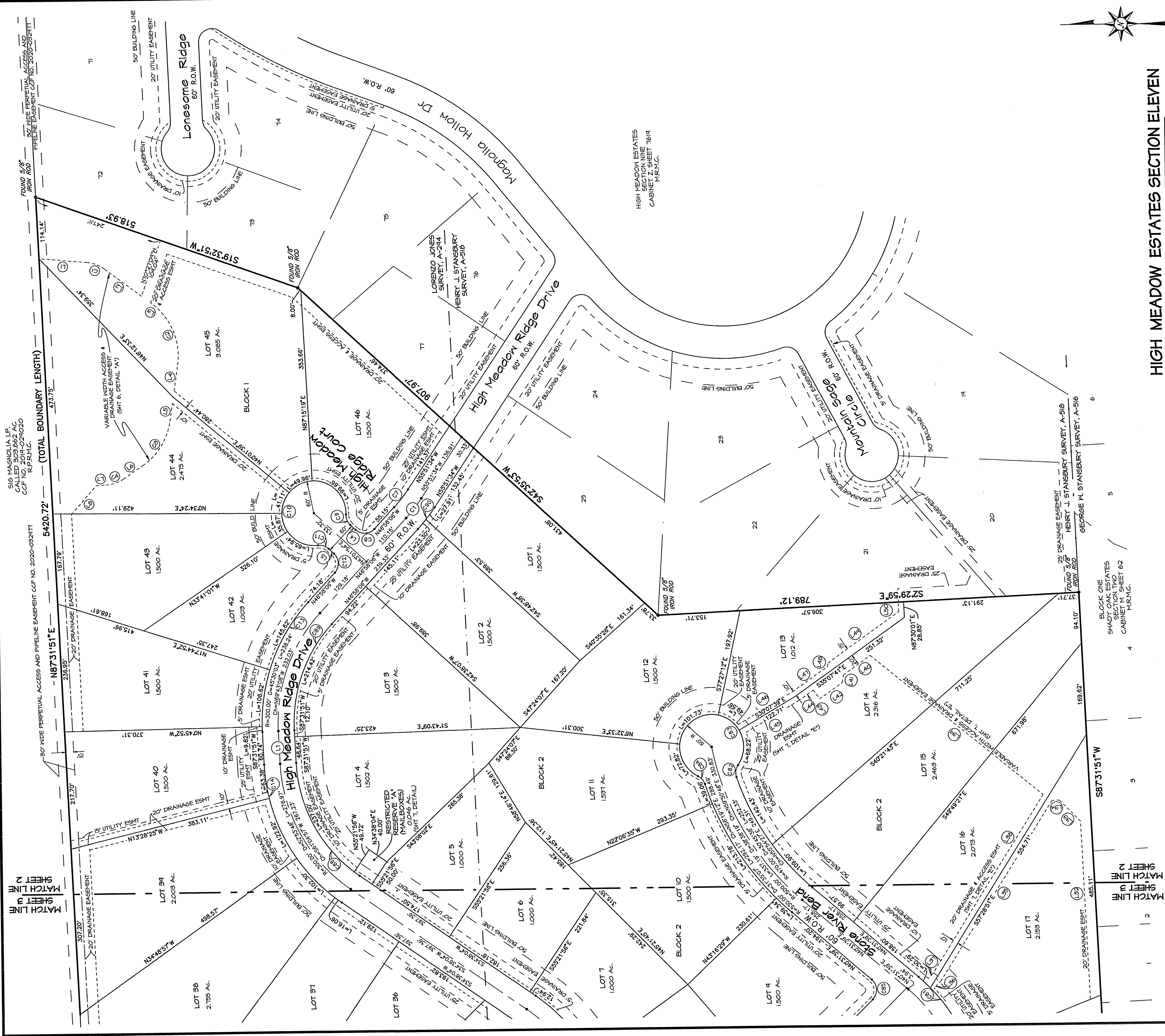
OWNER:  
MAGNOLIA HOLLOW, LLC  
1215 GESSNER ROAD  
HOUSTON, TX 77055

DOC # 2022047989  
Cabinet 002 Sheet 8434

HIGH MEADOW ESTATES  
SECTION ELEVEN

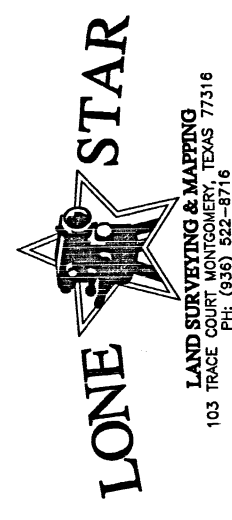
122 RESIDENTIAL LOTS \* 2 BLOCKS  
1 RESTRICTED RESERVE

A SUBDIVISION OF 218.290 ACRES OF LAND  
IN THE LORENZO JONES SURVEY, A-294 AND  
THE HENRY J. STANSBURY SURVEY, A-518,  
MONTGOMERY COUNTY, TEXAS



# HIGH MEADOW ESTATES SECTION ELEVEN

122 RESIDENTIAL LOTS \* 2 BLOCKS \* 1 RESTRICTED RESERVE  
 A SUBDIVISION OF 218.290 ACRES OF LAND  
 IN THE LORENZO JONES SURVEY, A-294, AND  
 THE HENRY J. STANSBURY SURVEY, A-518,  
 MONTGOMERY COUNTY, TEXAS



OWNER:  
 MAGNOLIA HOLLOW, LLC  
 1215 GESSNER ROAD  
 HOUSTON, TX 77055

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

SCALE: 1" = 100'  
 DATE: FEBRUARY, 2022

DOC # 2022047989  
 Cabinet 002 Sheet 8435

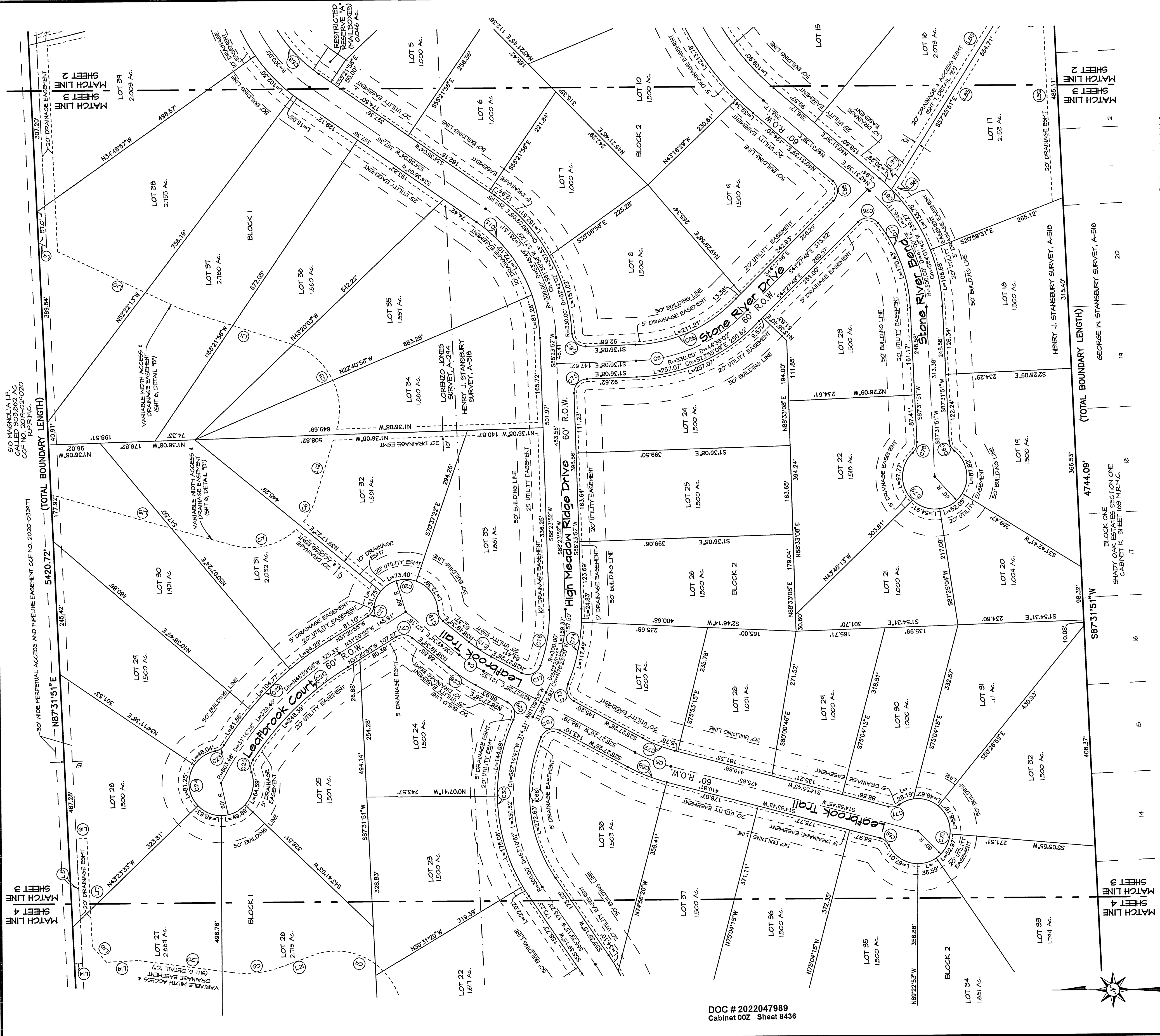
516 MAGNOLIA LP,  
 CALLED 303.962 AC  
 CCF NO. 2014-021020  
 REF: 11/11/11

5420.72' (TOTAL BOUNDARY LENGTH)  
 473.75'

MATCH LINE SHEET 3  
 MATCH LINE SHEET 2

MATCH LINE SHEET 2  
 MATCH LINE SHEET 3

5420.72'



SIG MAGNOLIA LP,  
 CALLED 2019-02-020  
 R.P.R.M.C.

MATCH LINE  
 SHEET 4  
 MATCH LINE  
 SHEET 3

MATCH LINE  
 SHEET 3  
 MATCH LINE  
 SHEET 2

DOC # 2022047989  
 Cabinet 00Z Sheet 8436



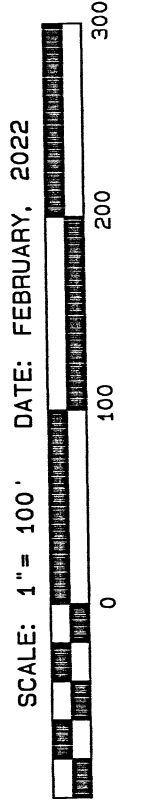
MATCH LINE  
 SHEET 4  
 MATCH LINE  
 SHEET 3

BLOCK ONE  
 SHADY OAK ESTATES SECTION ONE  
 CABINET K. SHEET 169 M.R.M.C.

BLOCK 2  
 GEORGE K. STANSBURY SURVEY, A-516

MATCH LINE  
 SHEET 3  
 MATCH LINE  
 SHEET 2

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



SCALE: 1" = 100' DATE: FEBRUARY, 2022

OWNER:  
 MAGNOLIA HOLLOW, LLC  
 1215 GESSNER ROAD  
 HOUSTON, TX 77055



LONE STAR  
 LAND SURVEYING  
 103 TRACE COURT, HOUSTON, TEXAS 77016  
 PH: (281) 522-8716

**HIGH MEADOW ESTATES SECTION ELEVEN**

122 RESIDENTIAL LOTS \* 2 BLOCKS \* 1 RESTRICTED RESERVE

A SUBDIVISION OF 218.280 ACRES OF LAND  
 IN THE LORENZO JONES SURVEY, A-294 AND  
 THE HENRY J. STANSBURY SURVEY, A-516,  
 MONTGOMERY COUNTY, TEXAS

SIG MAGNOLIA, L.P.  
CALLED 303.862 AC  
CCF NO. 2019-021020  
R.F.R.M.C.

5420.72'

(TOTAL BOUNDARY LENGTH)

5420.72'

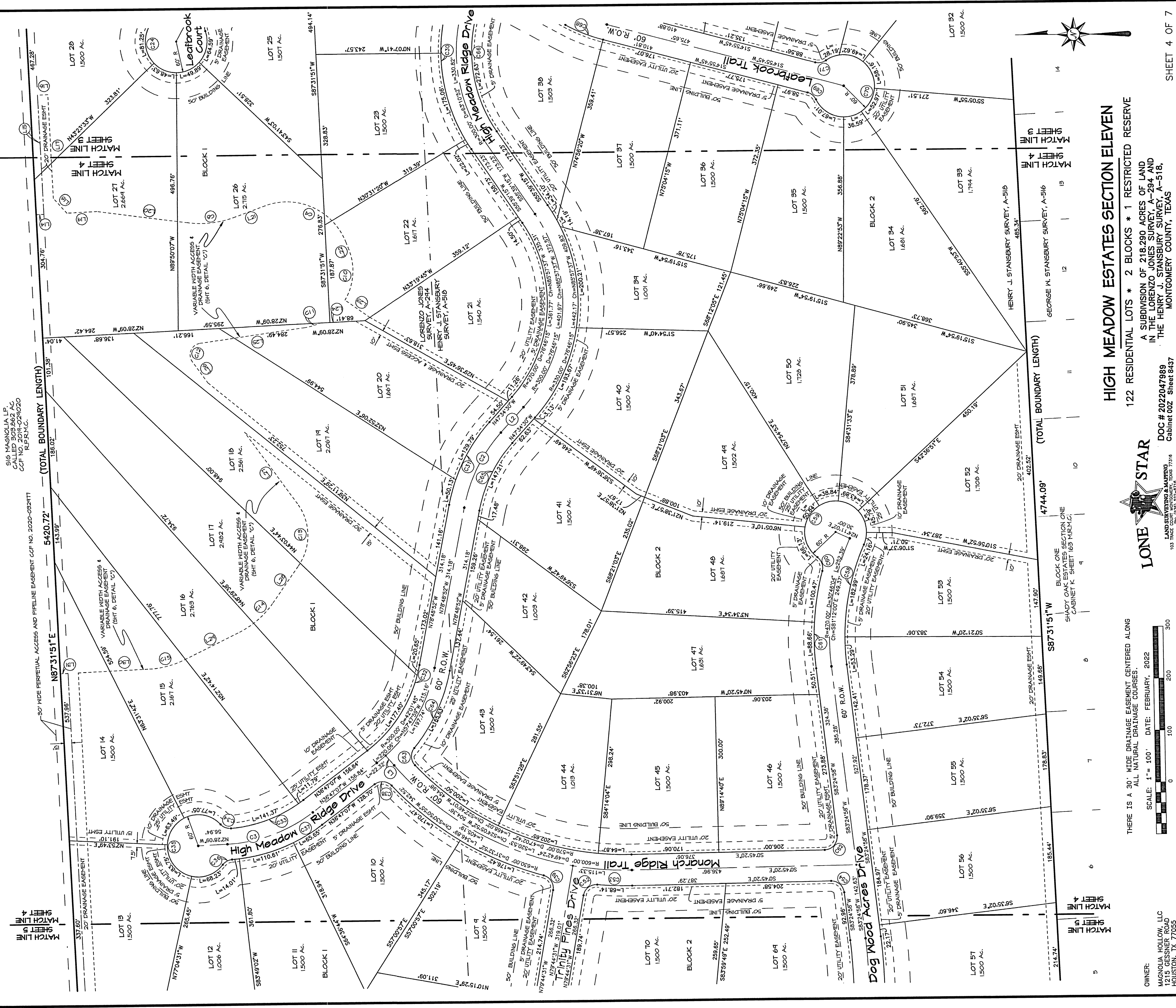
143.99'

188.02'

101.38'

304.76'

497.28'



### HIGH MEADOW ESTATES SECTION ELEVEN

122 RESIDENTIAL LOTS \* 2 BLOCKS \* 1 RESTRICTED RESERVE  
A SUBDIVISION OF 218.250 ACRES OF LAND  
IN THE LORENZO JONES SURVEY, A-294, AND  
THE HENRY J. STANBURY SURVEY, A-518,  
MONTGOMERY COUNTY, TEXAS



**LONE STAR**  
LAND SURVEYING & MAPPING  
103 TRACE COURT, MONTGOMERY, TEXAS 77136  
PH: (936) 522-8716

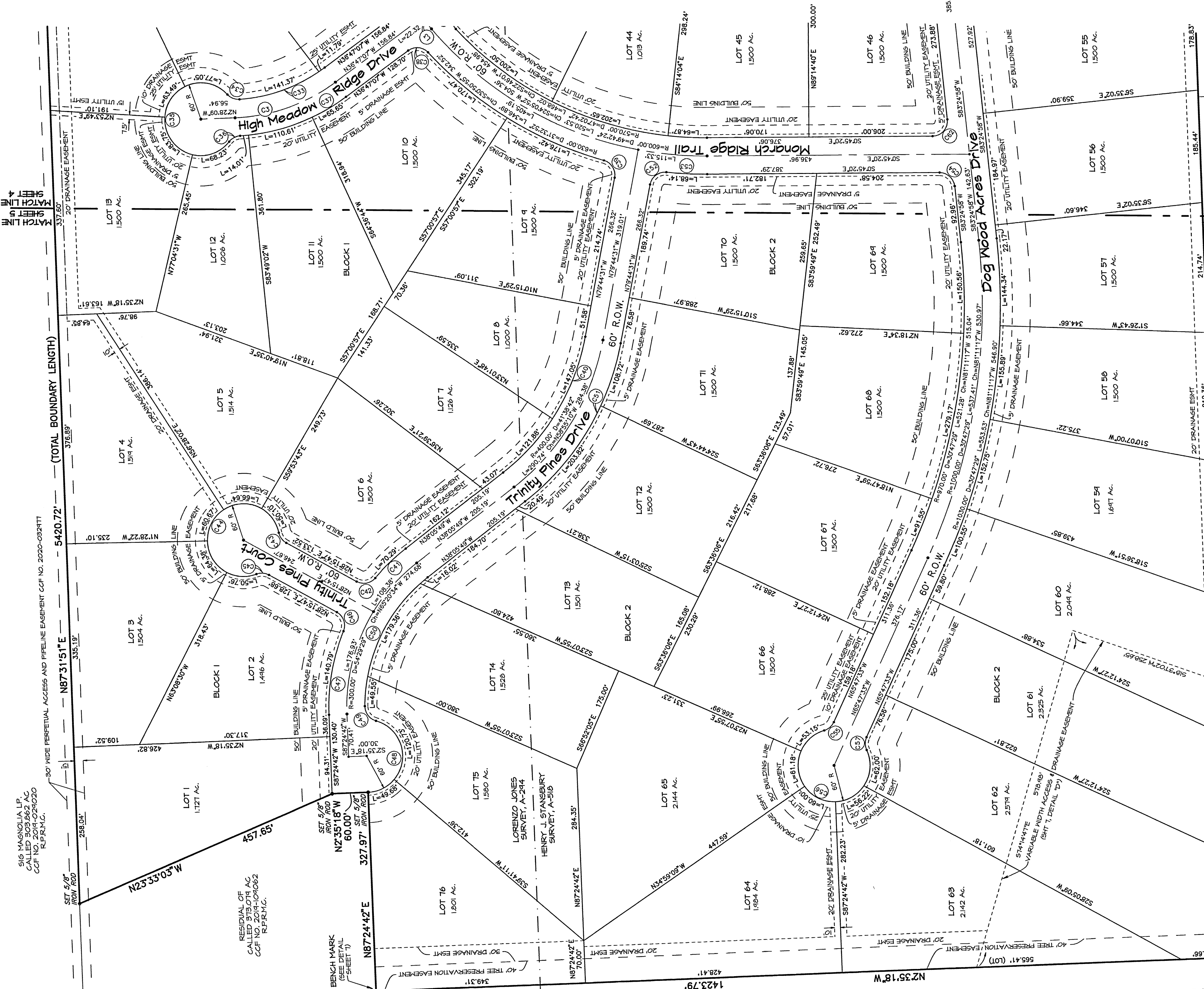
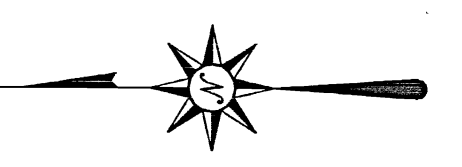
THERE IS A 30' WIDE DRAINAGE EASEMENT CENTERED ALONG  
ALL NATURAL DRAINAGE COURSES.

SCALE: 1" = 100' DATE: FEBRUARY, 2022



OWNER:  
MAGNOLIA HOLLOW, LLC  
2115 GESSNER ROAD  
HOUSTON, TX 77055

DOC # 2022047989  
Cabinet 002 Sheet 8437



(TOTAL BOUNDARY LENGTH) 5420.72' N87°31'51\"E 378.89'

(TOTAL BOUNDARY LENGTH) 4744.09'

SIG MAGNOLIA, LP  
CALLED 202462 AC  
CFP NO. 2019-029200  
R.F.R.M.C.

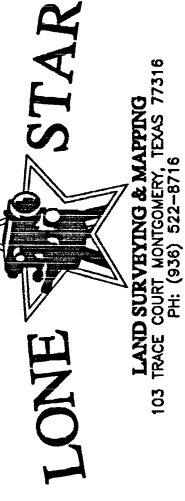
RESIDUAL OF AC  
CALLED 201410962  
R.F.R.M.C.

BENCH MARK  
(SEE DETAIL  
SHEET 1)

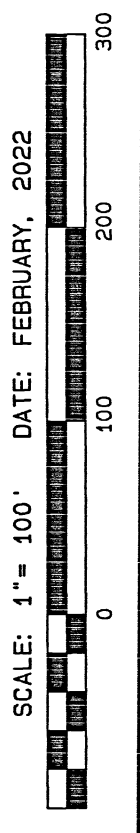
(100' RIGHT OF WAY)  
F.M. 1486  
1423.79'  
N2°35'18\"W

# HIGH MEADOW ESTATES SECTION ELEVEN

122 RESIDENTIAL LOTS \* 2 BLOCKS \* 1 RESTRICTED RESERVE  
A SUBDIVISION OF 218.290 ACRES OF LAND  
IN THE LORENZO JONES SURVEY, A-294 AND  
THE HENRY J. STANSBURY SURVEY, A-518,  
MONTGOMERY COUNTY, TEXAS



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

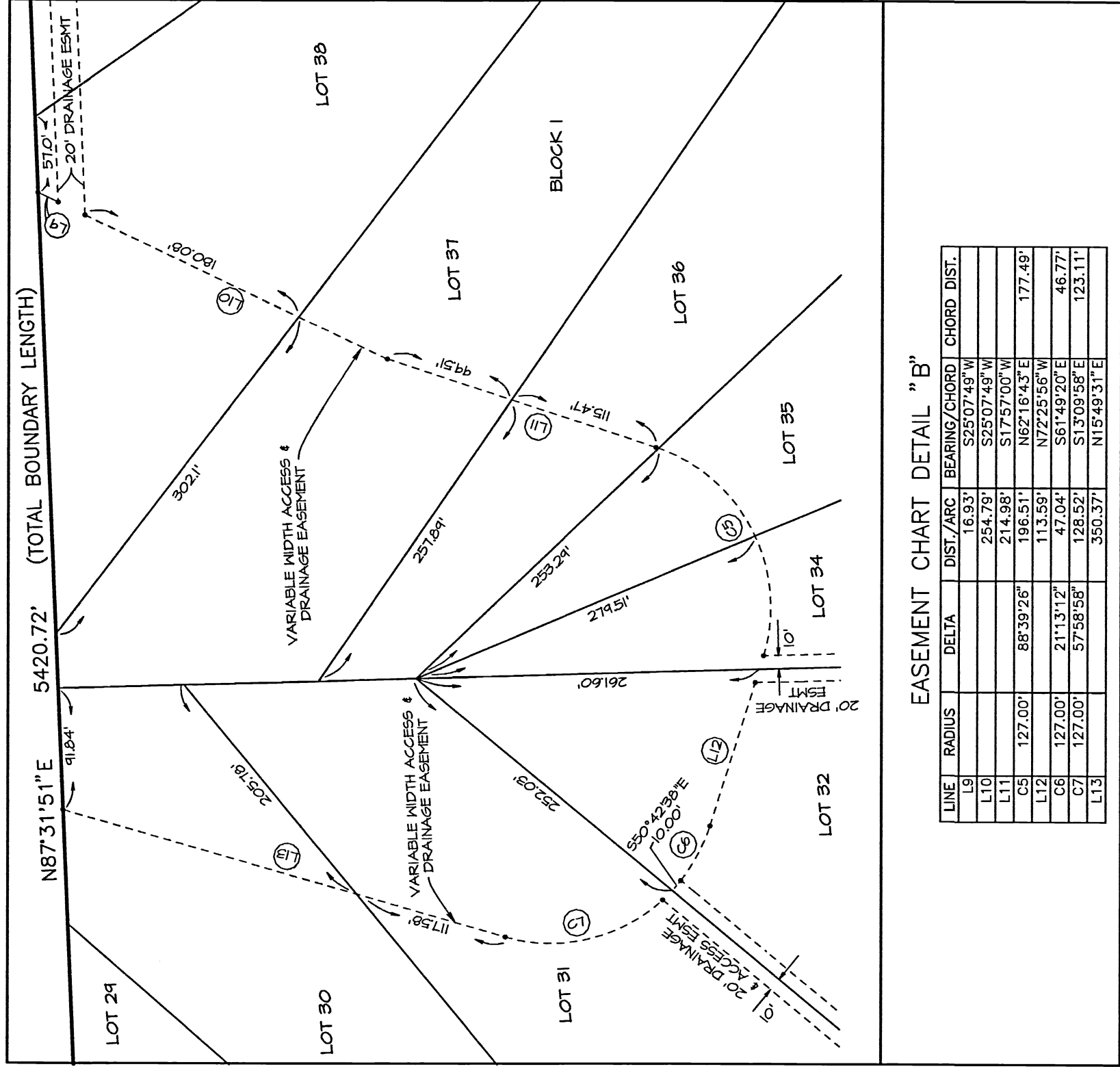


SW CORNER  
HENRY J. STANSBURY  
SURVEY, A-518  
NA CORNER  
GEORGE M. STANSBURY  
SURVEY, A-518

OWNER:  
MAGNOLIA HOLLOW, LLC  
1215 GESSNER ROAD  
HOUSTON, TX 77055

DOC # 2022047989  
Cabinet 002 Sheet 8438

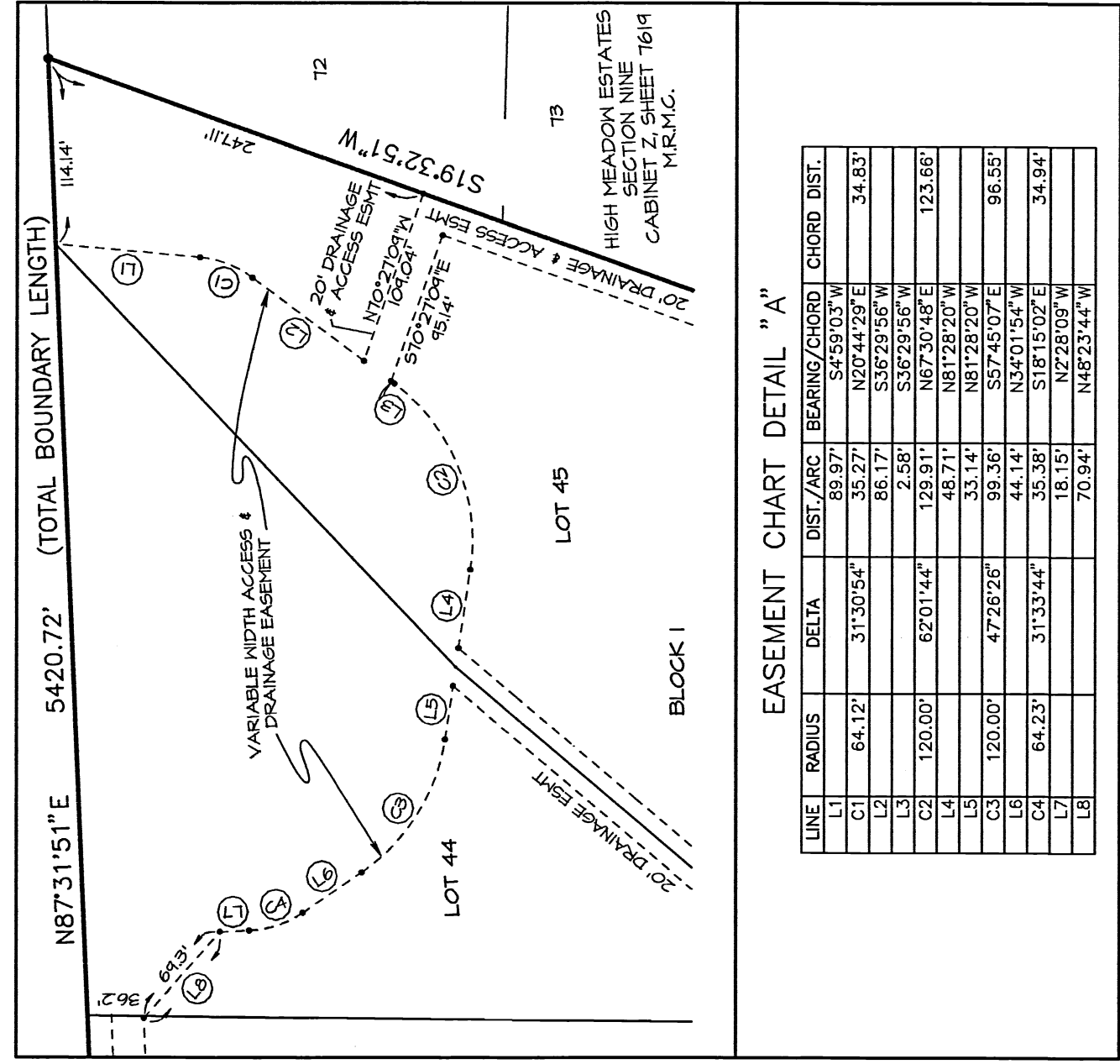
VARIABLE WIDTH ACCESS & DRAINAGE EASEMENT DETAIL "B"



EASEMENT CHART DETAIL "B"

LINE	RADIUS	DELTA	DIST./ARC	BEARING/CHORD	CHORD DIST.
L9	16.93'	16.93'	S25°07'49"W		
L10	254.79'	254.79'	S25°07'49"W		
L11	214.98'	214.98'	S17°57'00"W		
L12	127.00'	88°39'26"	N62°16'43"E		171.49'
L13	127.00'	113.59'	N72°23'56"W		46.77'
L14	127.00'	211°31'12"	S61°49'20"E		128.52'
L15	127.00'	37°58'55"	S13°09'36"E		123.11'
L16	350.37'	350.37'	N15°49'31"E		

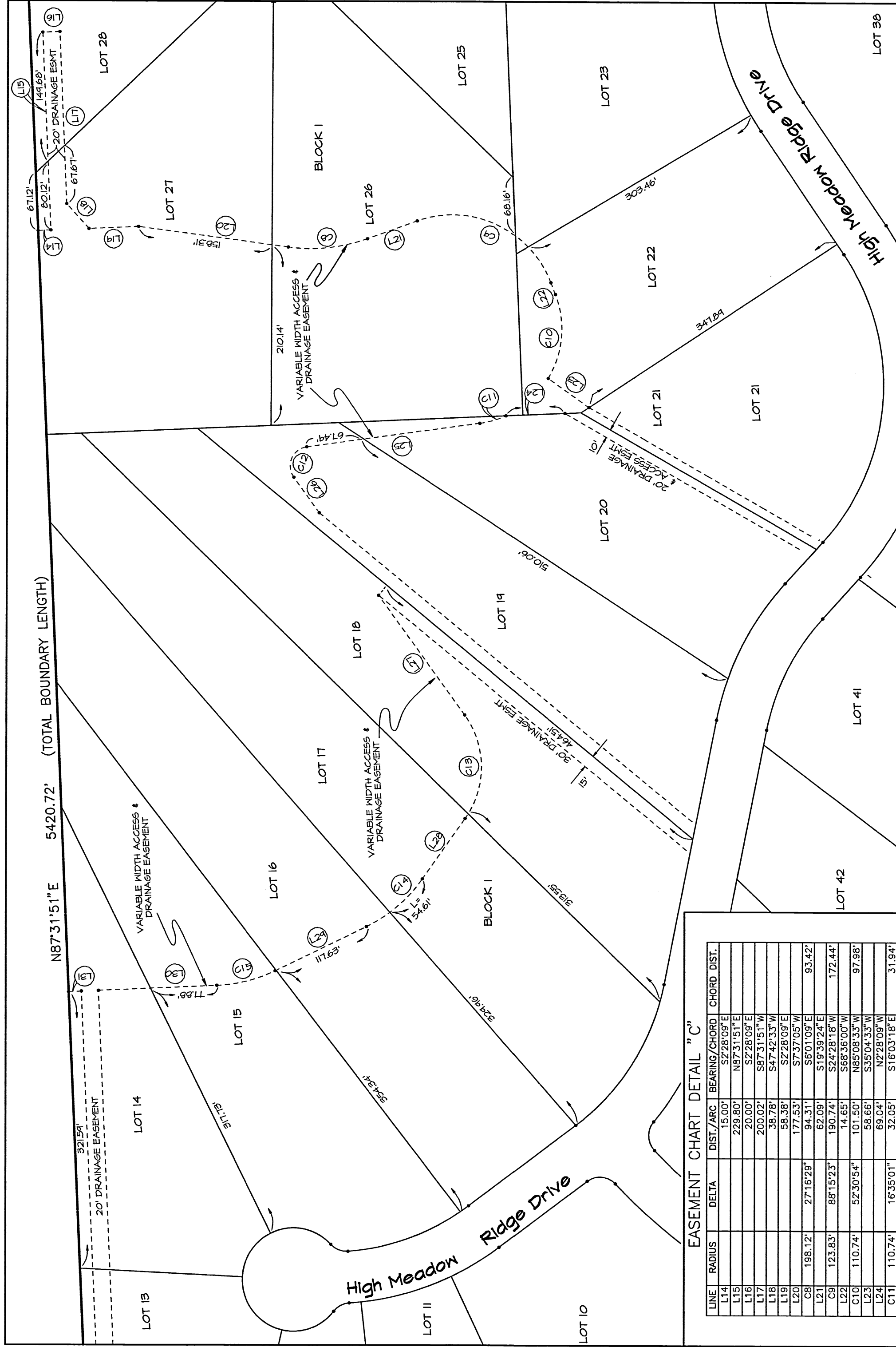
VARIABLE WIDTH ACCESS & DRAINAGE EASEMENT DETAIL "A"



EASEMENT CHART DETAIL "A"

LINE	RADIUS	DELTA	DIST./ARC	BEARING/CHORD	CHORD DIST.
L1	89.97'	89.97'	S4°59'03"W		34.83'
L2	64.12'	31°30'54"	N20°44'29"E		66.17'
L3	120.00'	2.58'	S36°29'56"W		123.66'
L4	120.00'	62°01'44"	N67°30'48"E		123.66'
L5	33.14'	48.71'	N81°28'20"W		33.14'
L6	120.00'	47°26'26"	S57°45'07"E		96.55'
L7	44.14'	44.14'	N34°01'54"W		34.94'
L8	64.23'	31°33'44"	S18°15'02"E		34.94'
L9	18.15'	18.15'	N2°28'09"W		18.15'
L10	70.94'	70.94'	N48°23'44"W		70.94'

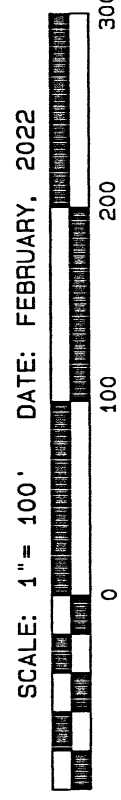
VARIABLE WIDTH ACCESS & DRAINAGE EASEMENT DETAIL "C"



EASEMENT CHART DETAIL "C"

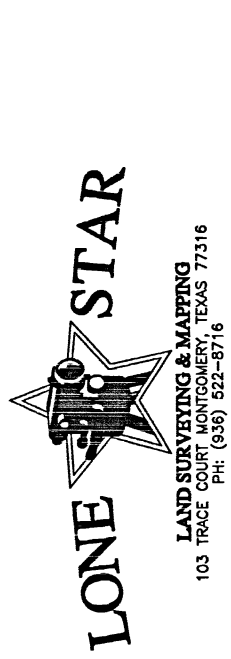
LINE	RADIUS	DELTA	DIST./ARC	BEARING/CHORD	CHORD DIST.
L14	15.00'	15.00'	S2°28'09"E		
L15	229.80'	229.80'	N87°31'51"E		
L16	200.00'	200.00'	S2°28'09"E		
L17	200.00'	200.00'	S87°31'51"W		
L18	36.78'	36.78'	S47°42'33"W		
L19	95.38'	95.38'	S2°28'09"E		
L20	144.31'	144.31'	S60°10'09"W		
L21	188.12'	271°12'28"	S12°39'24"E		83.42'
L22	123.83'	88°15'23"	S24°28'18"W		172.44'
L23	110.74'	52°30'54"	S66°38'00"W		97.98'
L24	69.04'	69.04'	N2°28'09"W		
L25	110.74'	16°35'01"	S16°03'18"E		31.94'
L26	22.50'	118°24'13"	N7°48'48"W		38.65'
L27	102.90'	71°33'05"	S53°49'59"W		120.31'
L28	172.32'	28°52'14"	S40°10'49"E		85.91'
L29	175.27'	23°18'33"	N25°44'42"W		70.71'
L30	15.00'	15.00'	N2°28'09"W		
L31	15.00'	15.00'	N2°28'09"W		

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

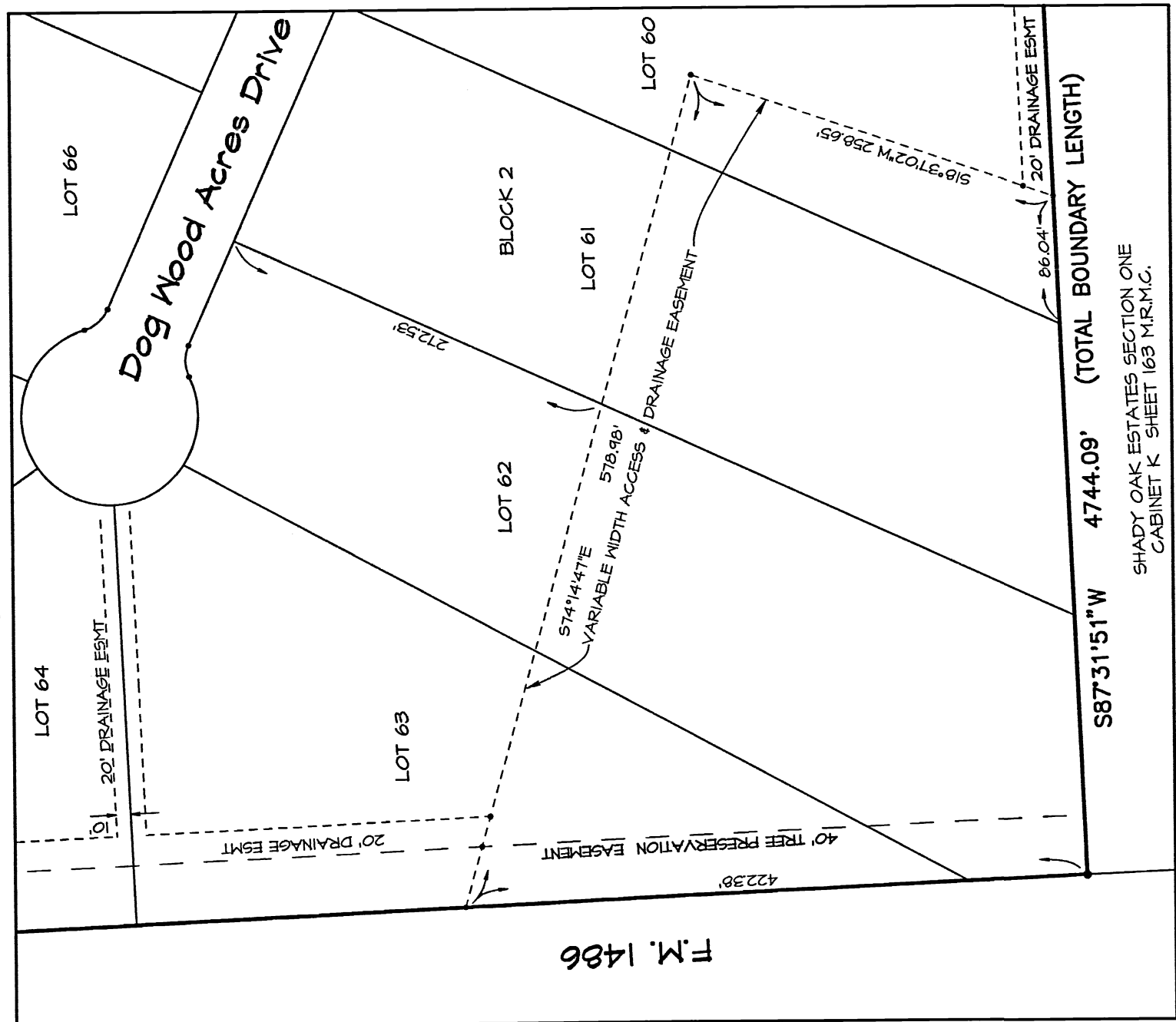


HIGH MEADOW ESTATES SECTION ELEVEN

122 RESIDENTIAL LOTS \* 2 BLOCKS  
1 RESTRICTED RESERVE  
A SUBDIVISION OF 218.280 ACRES OF LAND  
IN THE LORENZO JONES SURVEY, A-294 AND  
THE HENRY J. STANSBURY SURVEY, A-518,  
MONTGOMERY COUNTY, TEXAS



VARIABLE WIDTH ACCESS & DRAINAGE EASEMENT  
DETAIL "D"

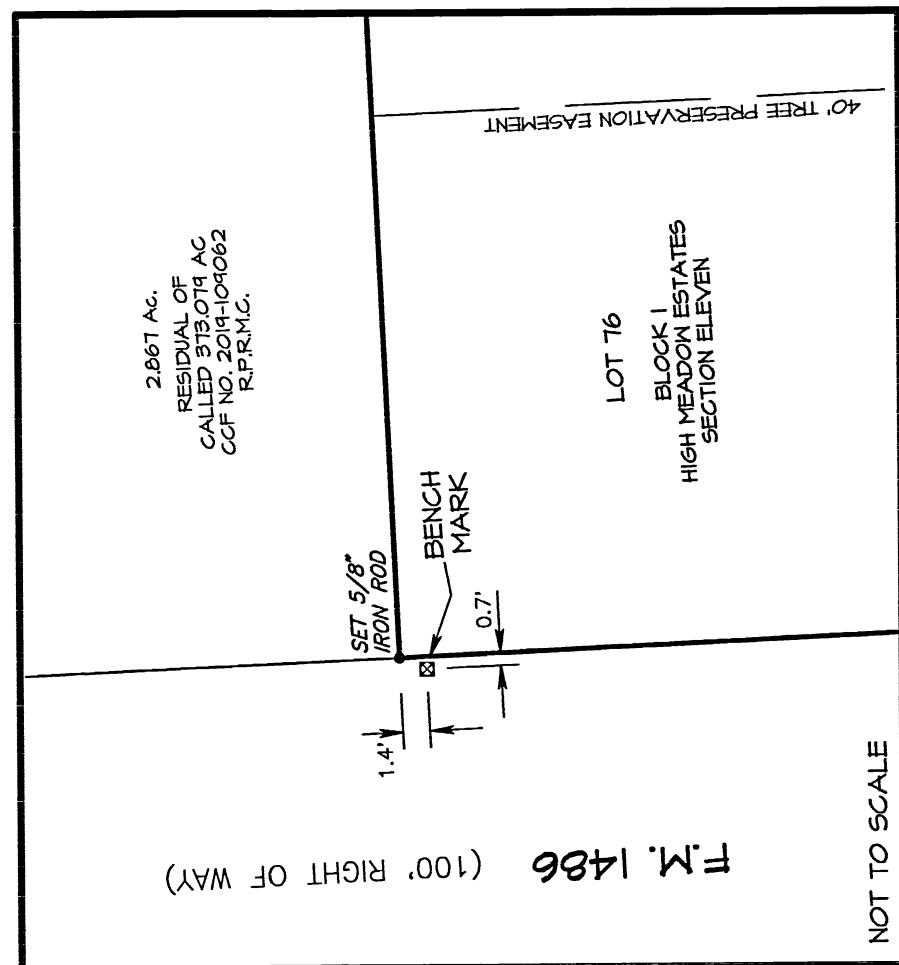


RIGHT-OF-WAY & LOTS CHART

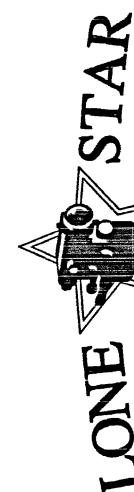
LINE	RADIUS	DELTA	DIST./ARC	BEARING/CHORD	CHORD DIST.
C7	270.00'	8°53'28"	41.90'	N51°24'50"W	41.86'
C8	25.00'	90°00'00"	39.27'	N1°59'06"W	35.36'
L4	300.00'	13.51'	13.51'	N4°30'15.4"E	21.00'
C9	25.00'	49°40'47"	21.68'	N67°52'17"E	21.00'
C10	60.00'	279°21'34"	292.54'	N46°59'06"W	77.65'
C11	25.00'	49°40'47"	21.68'	S18°11'30"W	21.00'
L5	300.00'	13.51'	13.51'	S4°30'15.4"W	21.00'
C12	25.00'	90°00'00"	39.27'	S69°01'54"W	35.36'
C13	330.00'	45°30'03"	262.07'	N89°43'08"W	233.23'
C14	270.00'	52°53'48"	304.66'	S91°04'38"W	242.96'
C15	300.00'	53°45'48"	283.35'	S92°07'15"W	242.96'
C16	270.00'	22°17'46"	103.56'	S87°07'15"W	104.41'
C17	25.00'	77°45'46"	42.66'	N20°25'28"W	37.67'
C18	25.00'	49°40'47"	21.68'	N63°39'57"E	21.00'
C19	60.00'	169°32'04"	177.54'	N3°44'19"E	119.50'
C20	25.00'	49°40'47"	21.68'	N56°11'19"W	21.00'
C21	633.48'	25°22'52"	280.82'	N44°02'21"W	278.33'
C22	25.00'	46°47'51"	20.42'	N33°19'51"W	19.88'
C23	60.00'	279°13'07"	292.40'	S30°27'31"W	77.78'
C24	25.00'	52°59'08"	23.12'	S82°39'29"E	22.30'
C25	573.48'	24°48'59"	248.39'	S43°45'25"E	246.46'
C26	25.00'	70°10'29"	30.62'	S3°44'19"W	28.74'
C27	330.00'	10°22'08"	59.72'	S33°38'30"W	59.64'
C28	25.00'	86°35'14"	37.78'	S71°45'03"W	34.29'
C29	330.00'	59°23'25"	342.06'	S85°20'58"W	326.95'
C30	300.00'	31°14'22"	179.83'	N57°11'41"W	177.71'
C31	270.00'	42°01'45"	198.06'	N57°47'59"W	193.65'
C32	270.00'	32°30'05"	153.16'	N20°32'04"E	151.11'
C33	25.00'	51°23'09"	22.42'	N21°24'33"E	21.68'
C34	60.00'	279°19'45"	292.51'	S97°26'14"W	70.67'
C35	25.00'	48°28'37"	21.15'	S27°58'20"E	18.93'
C36	330.00'	35°02'06"	190.27'	S20°00'00"E	189.53'
C37	25.00'	83°24'28"	36.39'	S73°39'55"W	33.84'
C38	25.00'	85°24'28"	36.39'	S73°39'55"W	33.84'
C39	25.00'	85°24'28"	36.39'	S73°39'55"W	33.84'
C40	370.00'	18°32'02"	268.93'	N56°55'10"W	263.05'
C41	25.00'	76°33'49"	34.28'	N11°01'08"W	31.66'
C42	25.00'	49°40'47"	21.68'	N53°06'10"E	21.00'
C43	60.00'	279°13'34"	292.54'	N61°44'13"W	77.65'
C44	25.00'	49°40'47"	21.68'	S32°52'23"W	21.00'
C45	25.00'	49°40'47"	21.68'	S70°03'35"W	33.32'
C46	330.00'	24°28'42"	140.79'	N80°21'57"W	139.73'
C47	60.00'	162°43'41"	170.41'	S83°57'10"E	118.64'
C48	25.00'	75°14'46"	32.83'	N52°18'22"E	30.52'
C49	270.00'	51°58'26"	244.92'	S64°05'02"E	236.61'
C50	430.00'	41°38'42"	312.54'	S58°55'10"E	305.71'
C51	25.00'	85°11'00"	37.17'	S37°09'01"E	33.64'
C52	25.00'	61°11'48"	68.14'	S22°03'4"W	68.11'
C53	630.00'	8°10'18"	36.73'	S41°19'49"W	33.51'
C54	25.00'	49°40'47"	21.68'	N40°57'09"W	21.00'
C55	25.00'	49°40'47"	21.68'	S24°12'27"W	21.65'
C56	60.00'	279°21'34"	292.54'	N88°22'04"E	21.00'
C57	25.00'	49°40'47"	21.68'	N14°33'55"W	23.45'
C58	440.00'	30°46'04"	236.28'	S91°12'00"E	93.93'
C59	60.00'	68°24'13"	29.65'	S76°33'39"W	26.60'
C60	25.00'	279°05'14"	20.18'	N15°52'00"W	19.83'
C61	500.00'	21°42'23"	184.13'	N65°40'11"W	37.11'
C62	25.00'	89°29'17"	46.50'	N86°06'57"E	33.34'
C63	25.00'	62°45'24"	185.63'	S62°28'09"W	163.80'
C64	270.00'	57°11'42"	147.21'	S63°11'41"E	145.40'
C65	270.00'	57°11'42"	147.21'	N84°34'54"E	261.20'
C66	25.00'	94°56'53"	41.43'	S19°01'01"E	36.85'
C67	330.00'	13°38'53"	78.61'	S21°37'59"W	78.42'
C68	25.00'	49°40'47"	21.68'	S39°48'09"W	21.00'
C69	60.00'	279°21'34"	292.54'	S75°04'15"E	77.65'
C70	25.00'	49°40'47"	21.68'	N9°54'39"W	21.00'
C71	270.00'	13°39'38"	64.37'	N21°37'37"E	64.22'
C72	25.00'	84°39'03"	36.94'	N70°46'57"E	33.67'
C73	330.00'	24°42'37"	142.32'	S78°14'49"E	141.22'
C74	25.00'	90°00'00"	39.27'	S46°36'08"E	35.36'
C75	25.00'	95°49'42"	41.81'	S32°27'03"W	37.11'
C76	25.00'	36°09'57"	170.43'	S69°26'53"W	167.61'
C77	270.00'	49°40'47"	21.68'	N67°37'45"W	21.00'
C78	60.00'	279°21'34"	292.54'	S22°09'09"E	77.65'
C79	25.00'	49°40'47"	21.68'	N62°41'27"E	21.00'
C80	25.00'	49°40'47"	21.68'	N65°01'45"E	263.19'
C81	330.00'	47°00'12"	270.72'	N51°50'43"E	262.84'
C82	25.00'	52°44'01"	23.45'	N15°52'00"W	22.60'
C83	60.00'	279°05'14"	20.18'	S80°01'55"W	19.83'
C84	25.00'	46°14'45"	20.18'	S45°07'45"W	19.83'
C85	25.00'	95°00'34"	21.19'	N22°00'45"W	205.87'
C86	270.00'	88°58'13"	36.81'	N42°51'59"E	35.03'
C87	25.00'	45°53'48"	248.27'	S68°10'43"E	240.81'
C88	270.00'	45°53'48"	248.27'	N68°43'08"E	208.83'
C89	330.00'	8°53'28"	51.21'	S51°24'50"E	51.16'

-BENCH MARK-

3" BRASS DISK SET IN CONCRETE COLUMN  
6" IN DIAMETER, THREE FEET DEEP AND  
BURIED FLUSH WITH NATURAL GROUND  
SURFACE. OBSERVATIONS BY SRS  
BASED ON GPS OBSERVATIONS, NAD 83 GSD08 08.



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

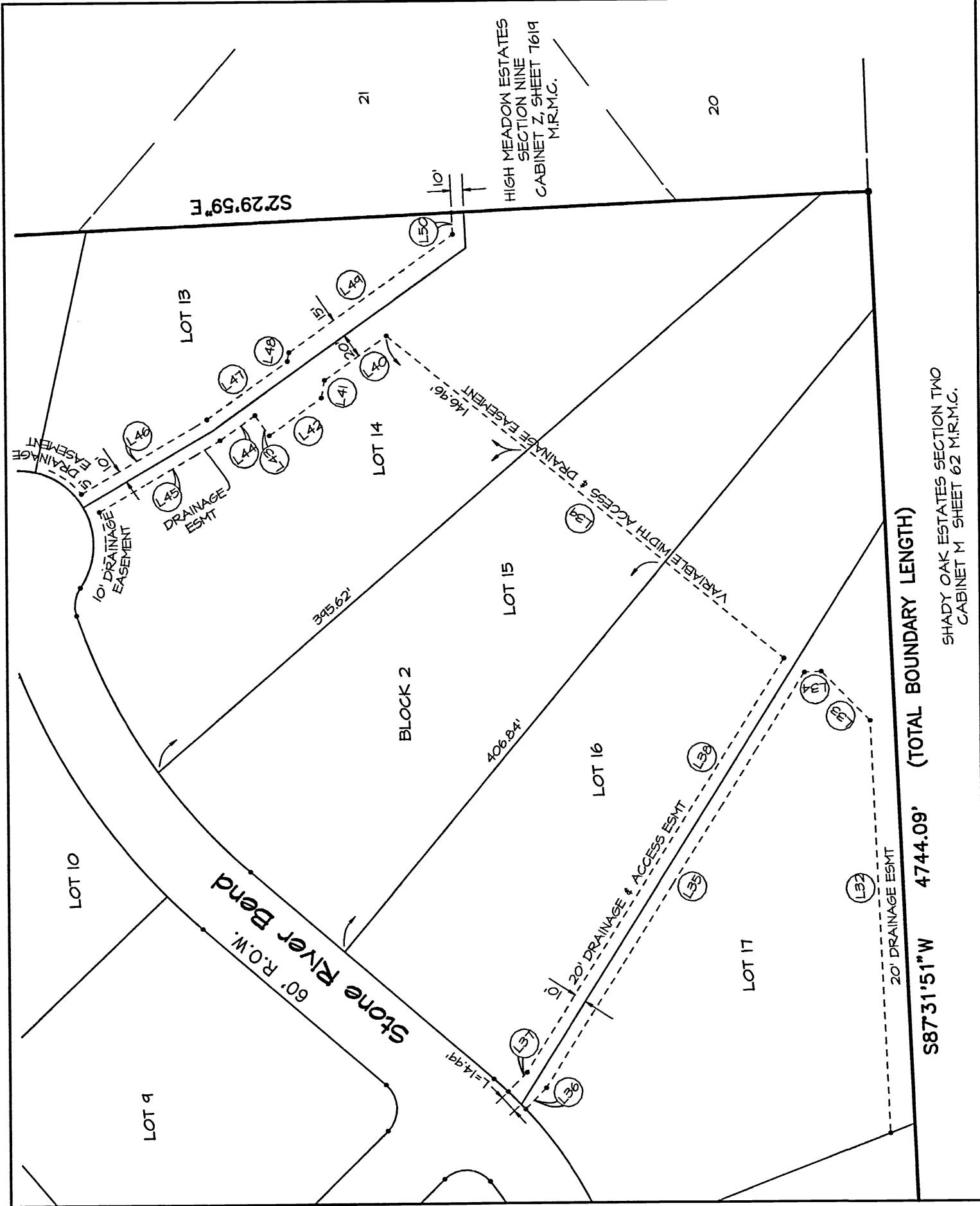


OWNER:  
MAGNOLIA HOLLOW, LLC  
1215 GESSNER ROAD  
HOUSTON, TX 77055

DATE: FEBRUARY, 2022

SHEET 7 OF 7

VARIABLE WIDTH ACCESS & DRAINAGE EASEMENT DETAIL "E"



SHADY OAK ESTATES SECTION TWO  
CABINET N, SHEET 62 M.R.M.C.

CHART DETAIL "E"

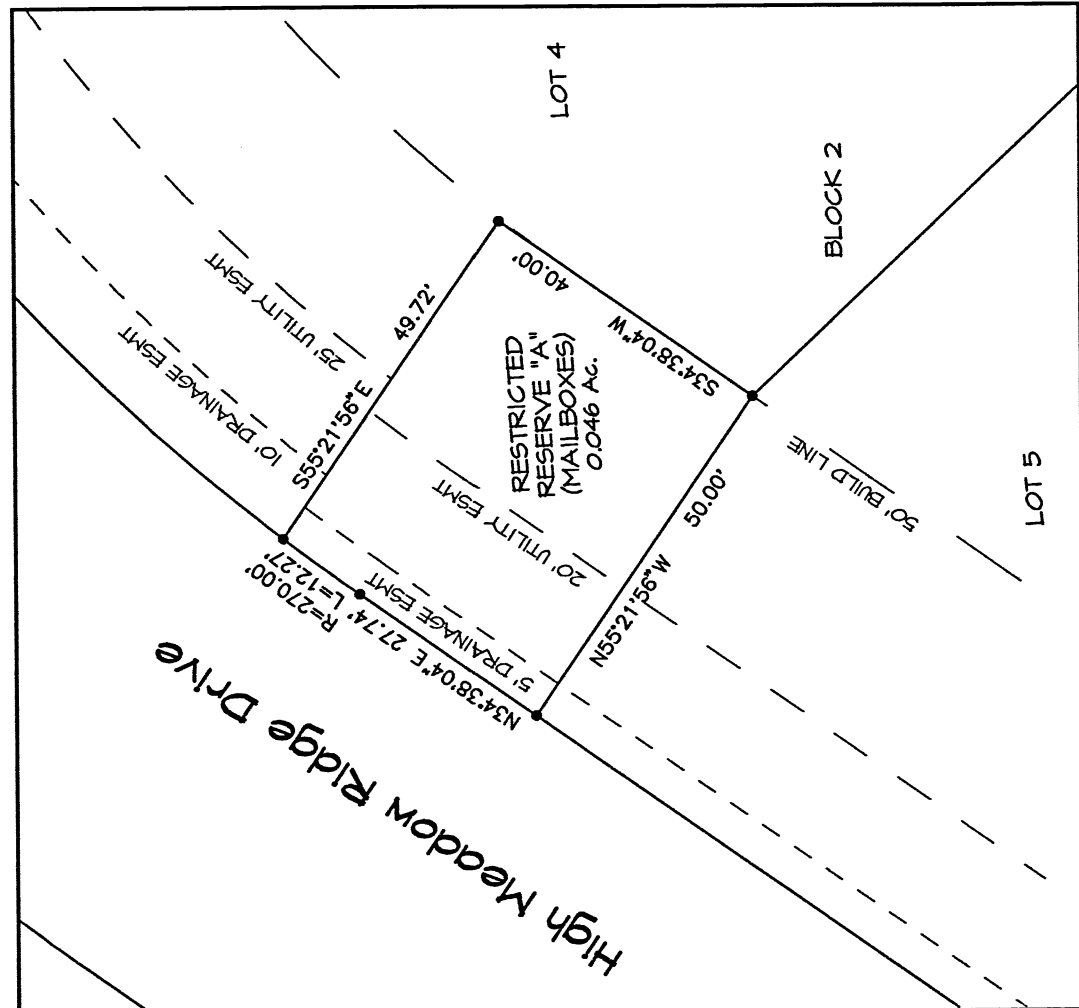
LINE	BEARING	DISTANCE
L32	N73°15'11"E	333.36'
L33	N4°49'56"E	253.78'
L34	N72°08'09"W	13.60'
L35	N57°28'51"W	393.94'
L36	N45°04'46"W	23.87'
L37	S45°04'46"E	21.69'
L38	S57°28'51"E	392.33'
L39	S19°09'42"E	413.76'
L40	N3°07'41"W	14.34'
L41	N79°20'06"W	61.46'
L42	N35°07'41"W	51.99'
L43	N5°42'19"E	20.00'
L44	N35°07'41"W	34.66'
L45	N3°07'39"E	113.66'
L46	S3°07'39"E	118.04'
L47	S35°07'41"E	80.28'
L48	S79°20'06"E	71.77'
L49	S35°07'41"E	163.19'
L50	N87°30'01"E	17.44'

HIGH MEADOW ESTATES  
SECTION ELEVEN

122 RESIDENTIAL LOTS \* 2 BLOCKS  
1 RESTRICTED RESERVE

A SUBDIVISION OF 218,290 ACRES OF LAND  
IN THE LONZO JONES SURVEY, A-294 AND  
THE HENRY J. STANBURY SURVEY, A-518,  
MONTGOMERY COUNTY, TEXAS

RESTRICTED RESERVE "A" DETAIL  
(MAILBOXES)



DOC # 2022047989  
Cabinet 00Z Sheet 8440