

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.

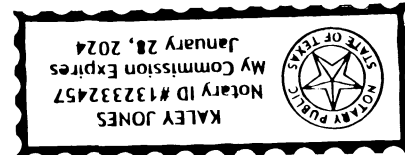
Magnolia Hollow, LLC,  
A Texas limited liability company

By: *Dan Silvestri*  
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.



*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.

*Robert Walker*  
Robert Walker  
Commissioner Precinct 1

*Charlie Riley*  
Charlie Riley  
Commissioner Precinct 2

*Mark J. Keough*  
Mark J. Keough, County Judge

*James Noack*  
James Noack  
Commissioner Precinct 3

*James Metts*  
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.

*Jeff Johnson*  
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:

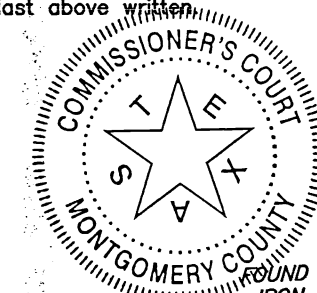
I, Mark Turnbull, Clerk of the County Court of Montgomery County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on

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

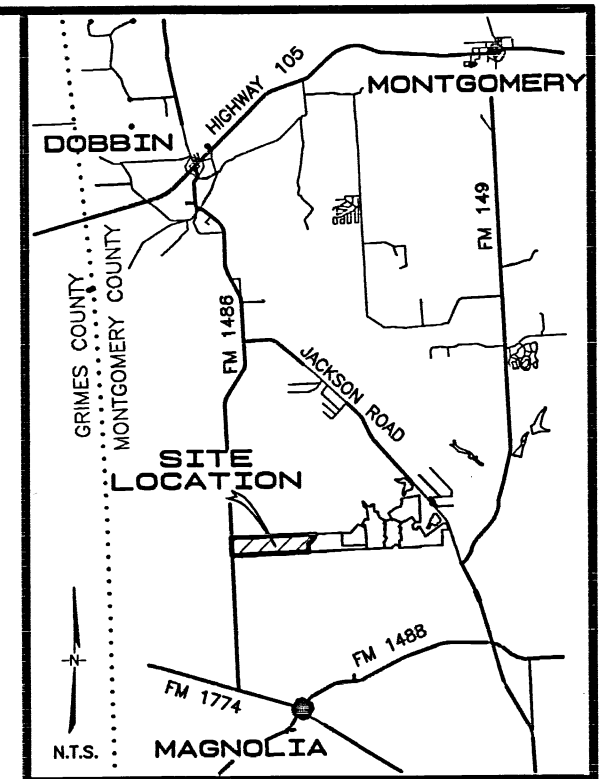
on April 14, 2022, at 1:54 o'clock, P.M., in Cabinet 2,

Sheet 8434 of record of MAP for said County.

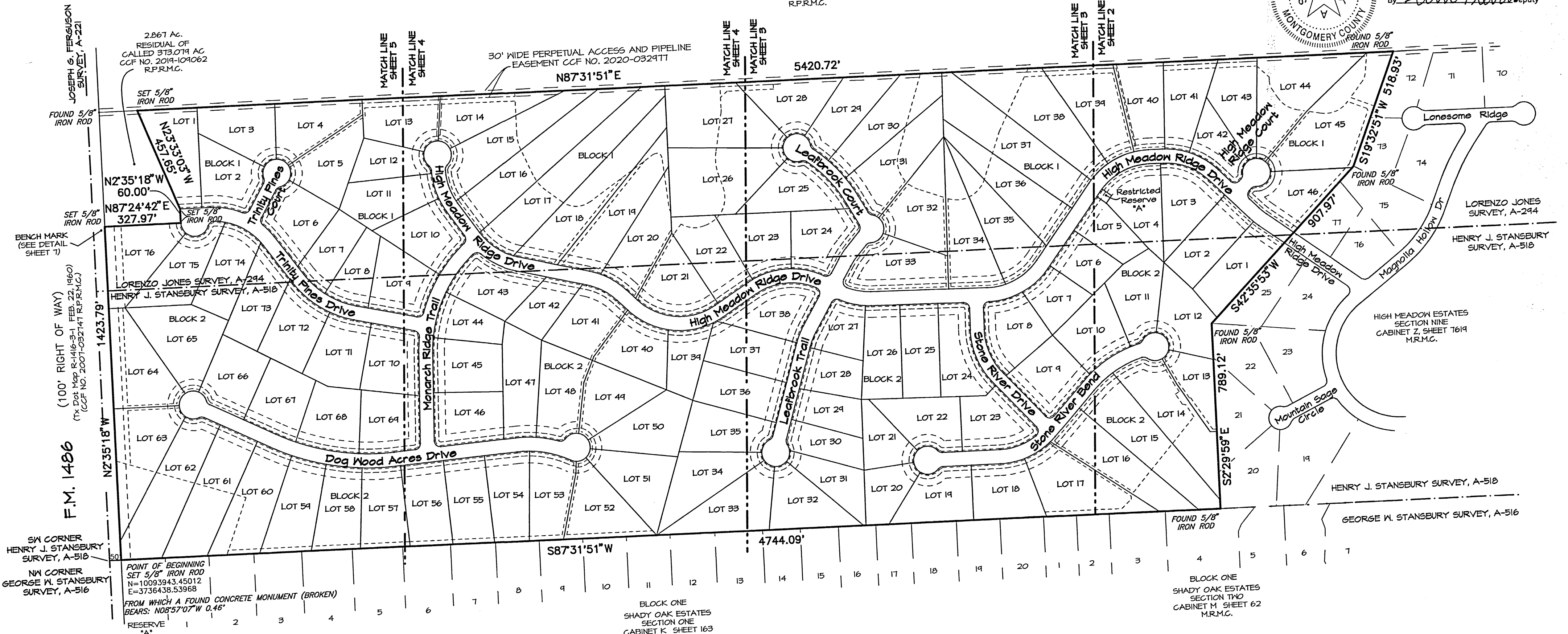
WITNESS MY HAND AND SEAL OF OFFICE, at Conroe, Montgomery County, Texas, the day and date last above written.



*Mark Turnbull*  
Mark Turnbull, Clerk, County Court  
Montgomery County, Texas  
By: *Ann Pruitt* Deputy

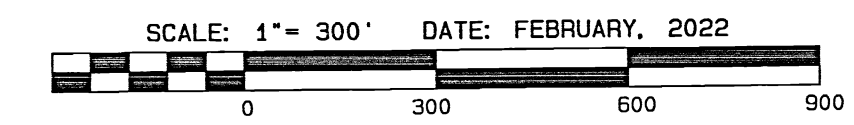


-VICINITY MAP-



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.



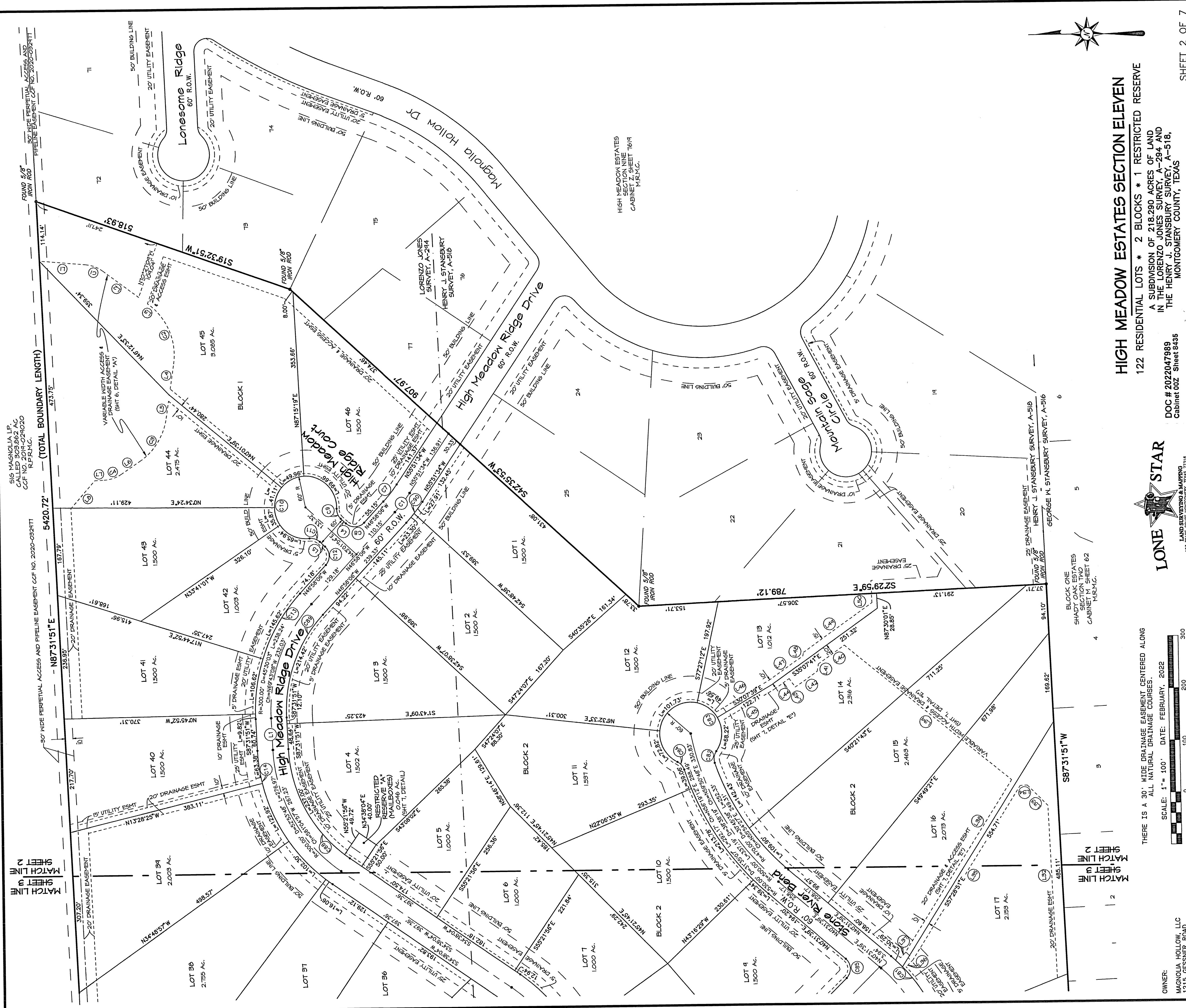
OWNER:  
MAGNOLIA HOLLOW, LLC  
1215 GESSNER ROAD  
HOUSTON, TX 77055

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

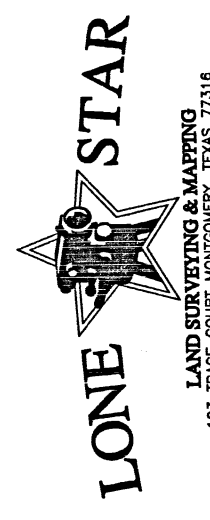


516 MAGNOLIA LP,  
 CALLED 303.862 AC  
 CCF NO. 2014-021020  
 REF: 11-11-11

5420.72' (TOTAL BOUNDARY LENGTH)  
 473.75'  
 518.93'  
 519.3251' W  
 50' WIDE PERPETUAL ACCESS AND PIPELINE EASEMENT CCF NO. 2020-092411  
 187.79'  
 5420.72' (TOTAL BOUNDARY LENGTH)  
 473.75'  
 518.93'  
 519.3251' W  
 50' WIDE PERPETUAL ACCESS AND PIPELINE EASEMENT CCF NO. 2020-092411

# 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

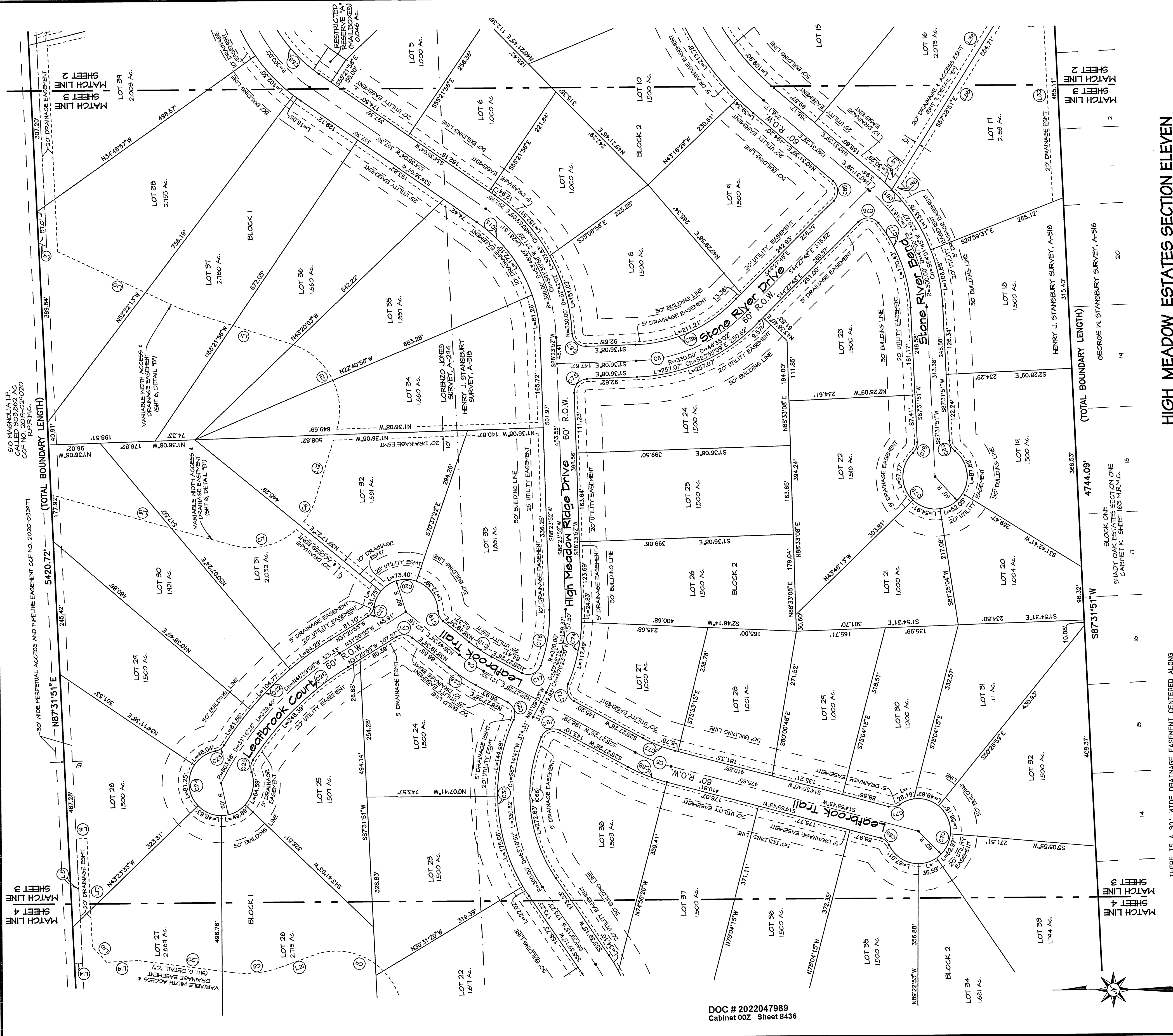
DOC # 2022047989  
 Cabinet 002 Sheet 8435

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

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

0 100 200 300





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

MATCH LINE SHEET 4  
 MATCH LINE SHEET 3  
 MATCH LINE SHEET 2

MATCH LINE SHEET 3  
 MATCH LINE SHEET 4  
 MATCH LINE SHEET 2

DOC # 2022047989  
 Cabinet 00Z Sheet 8436

(TOTAL BOUNDARY LENGTH)

LOT 22	1,671 AC.	14
LOT 23	1,500 AC.	15
LOT 24	1,500 AC.	16
LOT 25	1,500 AC.	17
LOT 26	1,500 AC.	18
LOT 27	1,500 AC.	19
LOT 28	1,500 AC.	20
LOT 29	1,500 AC.	
LOT 30	1,921 AC.	
LOT 31	2,032 AC.	
LOT 32	1,891 AC.	
LOT 33	1,860 AC.	
LOT 34	1,860 AC.	
LOT 35	1,851 AC.	
LOT 36	1,860 AC.	
LOT 37	2,780 AC.	
LOT 38	2,785 AC.	
LOT 39	2,003 AC.	
LOT 40	1,944 AC.	
LOT 41	1,111 AC.	
LOT 42	1,004 AC.	
LOT 43	1,000 AC.	
LOT 44	1,000 AC.	
LOT 45	1,000 AC.	
LOT 46	1,000 AC.	
LOT 47	1,000 AC.	
LOT 48	1,000 AC.	
LOT 49	1,000 AC.	
LOT 50	1,000 AC.	
LOT 51	1,000 AC.	
LOT 52	1,000 AC.	
LOT 53	1,000 AC.	
LOT 54	1,000 AC.	
LOT 55	1,000 AC.	
LOT 56	1,860 AC.	
LOT 57	2,780 AC.	
LOT 58	2,785 AC.	
LOT 59	2,003 AC.	
LOT 60	1,944 AC.	
LOT 61	1,111 AC.	
LOT 62	1,004 AC.	
LOT 63	1,000 AC.	
LOT 64	1,000 AC.	
LOT 65	1,000 AC.	
LOT 66	1,000 AC.	
LOT 67	1,000 AC.	
LOT 68	1,000 AC.	
LOT 69	1,000 AC.	
LOT 70	1,000 AC.	
LOT 71	1,000 AC.	
LOT 72	1,000 AC.	
LOT 73	1,000 AC.	
LOT 74	1,000 AC.	
LOT 75	1,000 AC.	
LOT 76	1,000 AC.	
LOT 77	1,000 AC.	
LOT 78	1,000 AC.	
LOT 79	1,000 AC.	
LOT 80	1,000 AC.	
LOT 81	1,000 AC.	
LOT 82	1,000 AC.	
LOT 83	1,000 AC.	
LOT 84	1,000 AC.	
LOT 85	1,000 AC.	
LOT 86	1,000 AC.	
LOT 87	1,000 AC.	
LOT 88	1,000 AC.	
LOT 89	1,000 AC.	
LOT 90	1,000 AC.	
LOT 91	1,000 AC.	
LOT 92	1,000 AC.	
LOT 93	1,000 AC.	
LOT 94	1,000 AC.	
LOT 95	1,000 AC.	
LOT 96	1,000 AC.	
LOT 97	1,000 AC.	
LOT 98	1,000 AC.	
LOT 99	1,000 AC.	
LOT 100	1,000 AC.	

**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

**STAR**  
 LONE STAR  
 LAND SURVEYORS & ENGINEERS  
 103 TRACE COURT, HOUSTON, TEXAS 77016  
 PH: (281) 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  
 1215 GESSNER ROAD  
 HOUSTON, TX 77055

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

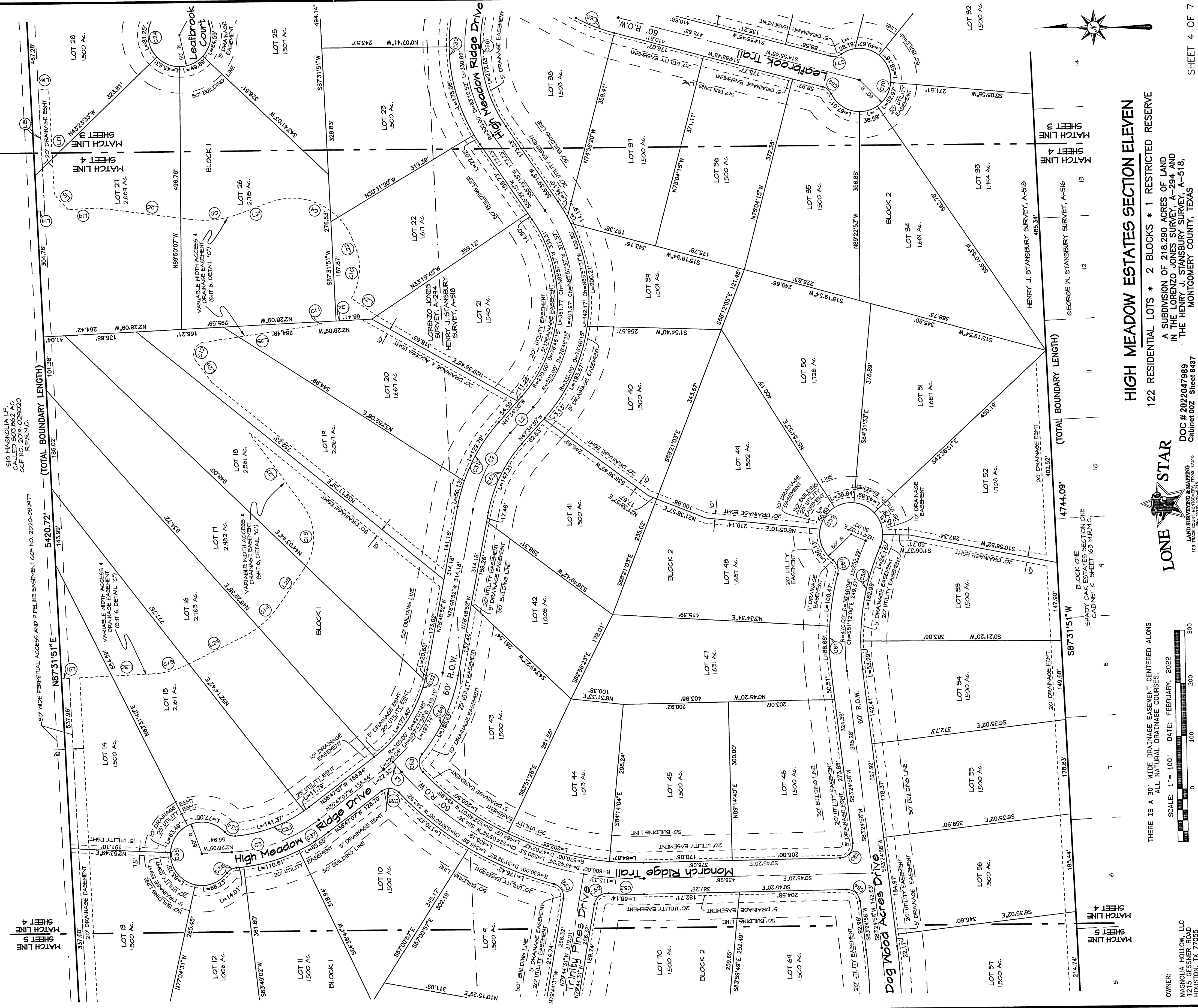
5420.72'

(TOTAL BOUNDARY LENGTH)

5420.72'

5420.72'

5420.72'



### 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

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

THERE IS A 30' WIDE DRAINAGE EASEMENT CENTERED ALONG  
ALL NATURAL DRAINAGE COURSES.  
SCALE: 1" = 100' DATE: FEBRUARY, 2022

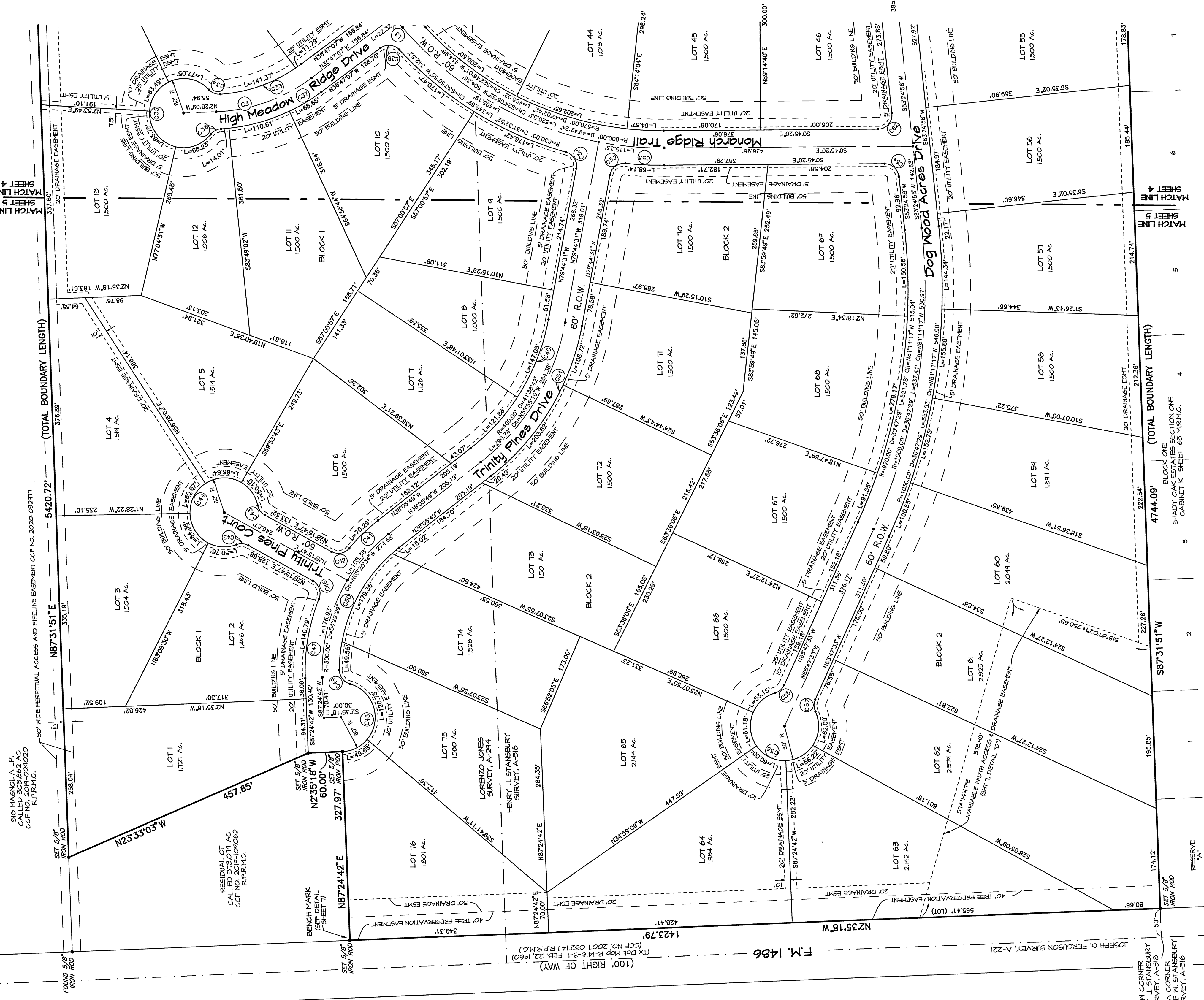


OWNER:  
MAGNOLIA HOLLOW, LLC  
2115 GESSNER ROAD  
HOUSTON, TX 77055

DOC # 2022047989

Cabinet 002 Sheet 8437





SECTION	SECTION ONE	SECTION TWO	SECTION THREE	SECTION FOUR	SECTION FIVE	SECTION SIX	SECTION SEVEN
1	2	3	4	5	6	7	

(TOTAL BOUNDARY LENGTH) 4744.09'

(TOTAL BOUNDARY LENGTH) 4744.09'

BLOCK ONE SHADY OAK ESTATES SECTION ONE CABINET K SHEET 105 H.R.M.C.

### 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



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

DOC # 2022047989  
 Cabinet 002 Sheet 8438

516 MAGNOLIA, LP  
 CALL NO. 2023662 AC  
 CCF NO. 2019-023020  
 R.F.R.M.C.

FOUND 5/8" IRON ROD  
 SET 5/8" IRON ROD  
 259.04'

RESIDUAL OF AC  
 CALLED 2014-09-062  
 R.F.R.M.C.

BENCH MARK  
 (SEE DETAIL  
 SHEET 1)

SET 5/8" IRON ROD  
 SET 5/8" IRON ROD  
 327.97'

SET 5/8" IRON ROD  
 SET 5/8" IRON ROD  
 1423.79'

(100' RIGHT OF WAY)  
 (1x Dot Map R-1416-3-1 FEB. 22, 1960)  
 F.M. 1486

SET 5/8" IRON ROD  
 SET 5/8" IRON ROD  
 174.12'

SET 5/8" IRON ROD  
 SET 5/8" IRON ROD  
 80.66'

RESERVE "A"

516 CORNER  
 HENRY J. STANSBURY  
 SURVEY, A-518

516 CORNER  
 GEORGE M. STANSBURY  
 SURVEY, A-516

JOSEPH G. FERGUSON SURVEY, A-221

100' TREE PRESERVATION EASEMENT

349.31'

872.36'

LOT 1 1,121 AC.

LOT 2 1,496 AC.

LOT 3 1,504 AC.

LOT 4 1,516 AC.

LOT 5 1,514 AC.

LOT 6 1,500 AC.

LOT 7 1,126 AC.

LOT 8 1,000 AC.

LOT 9 1,500 AC.

LOT 10 1,500 AC.

LOT 11 1,500 AC.

LOT 12 1,500 AC.

LOT 13 1,500 AC.

LOT 14 1,528 AC.

LOT 15 1,500 AC.

LOT 16 1,801 AC.

LOT 17 1,206 AC.

LOT 18 1,500 AC.

LOT 19 1,500 AC.

LOT 20 1,500 AC.

LOT 21 1,500 AC.

LOT 22 1,500 AC.

LOT 23 1,500 AC.

LOT 24 1,500 AC.

LOT 25 1,500 AC.

LOT 26 1,500 AC.

LOT 27 1,500 AC.

LOT 28 1,500 AC.

LOT 29 1,500 AC.

LOT 30 1,500 AC.

LOT 31 1,500 AC.

LOT 32 1,500 AC.

LOT 33 1,500 AC.

LOT 34 1,500 AC.

LOT 35 1,500 AC.

LOT 36 1,500 AC.

LOT 37 1,500 AC.

LOT 38 1,500 AC.

LOT 39 1,500 AC.

LOT 40 1,500 AC.

LOT 41 1,500 AC.

LOT 42 1,500 AC.

LOT 43 1,500 AC.

LOT 44 1,018 AC.

LOT 45 1,500 AC.

LOT 46 1,500 AC.

LOT 47 1,500 AC.

LOT 48 1,500 AC.

LOT 49 1,500 AC.

LOT 50 1,500 AC.

LOT 51 1,500 AC.

LOT 52 1,500 AC.

LOT 53 1,500 AC.

LOT 54 1,641 AC.

LOT 55 1,500 AC.

LOT 56 1,500 AC.

LOT 57 1,500 AC.

LOT 58 1,500 AC.

LOT 59 1,500 AC.

LOT 60 2,044 AC.

LOT 61 2,325 AC.

LOT 62 2,519 AC.

LOT 63 2,142 AC.

LOT 64 1,484 AC.

LOT 65 2,144 AC.

LOT 66 1,500 AC.

LOT 67 1,500 AC.

LOT 68 1,500 AC.

LOT 69 1,500 AC.

LOT 70 1,500 AC.

LOT 71 1,500 AC.

LOT 72 1,500 AC.

LOT 73 1,500 AC.

LOT 74 1,500 AC.

LOT 75 1,500 AC.

LOT 76 1,801 AC.

LOT 77 1,206 AC.

LOT 78 1,500 AC.

LOT 79 1,500 AC.

LOT 80 1,500 AC.

LOT 81 1,500 AC.

LOT 82 1,500 AC.

LOT 83 1,500 AC.

LOT 84 1,500 AC.

LOT 85 1,500 AC.

LOT 86 1,500 AC.

LOT 87 1,500 AC.

LOT 88 1,500 AC.

LOT 89 1,500 AC.

LOT 90 1,500 AC.

LOT 91 1,500 AC.

LOT 92 1,500 AC.

LOT 93 1,500 AC.

LOT 94 1,500 AC.

LOT 95 1,500 AC.

LOT 96 1,500 AC.

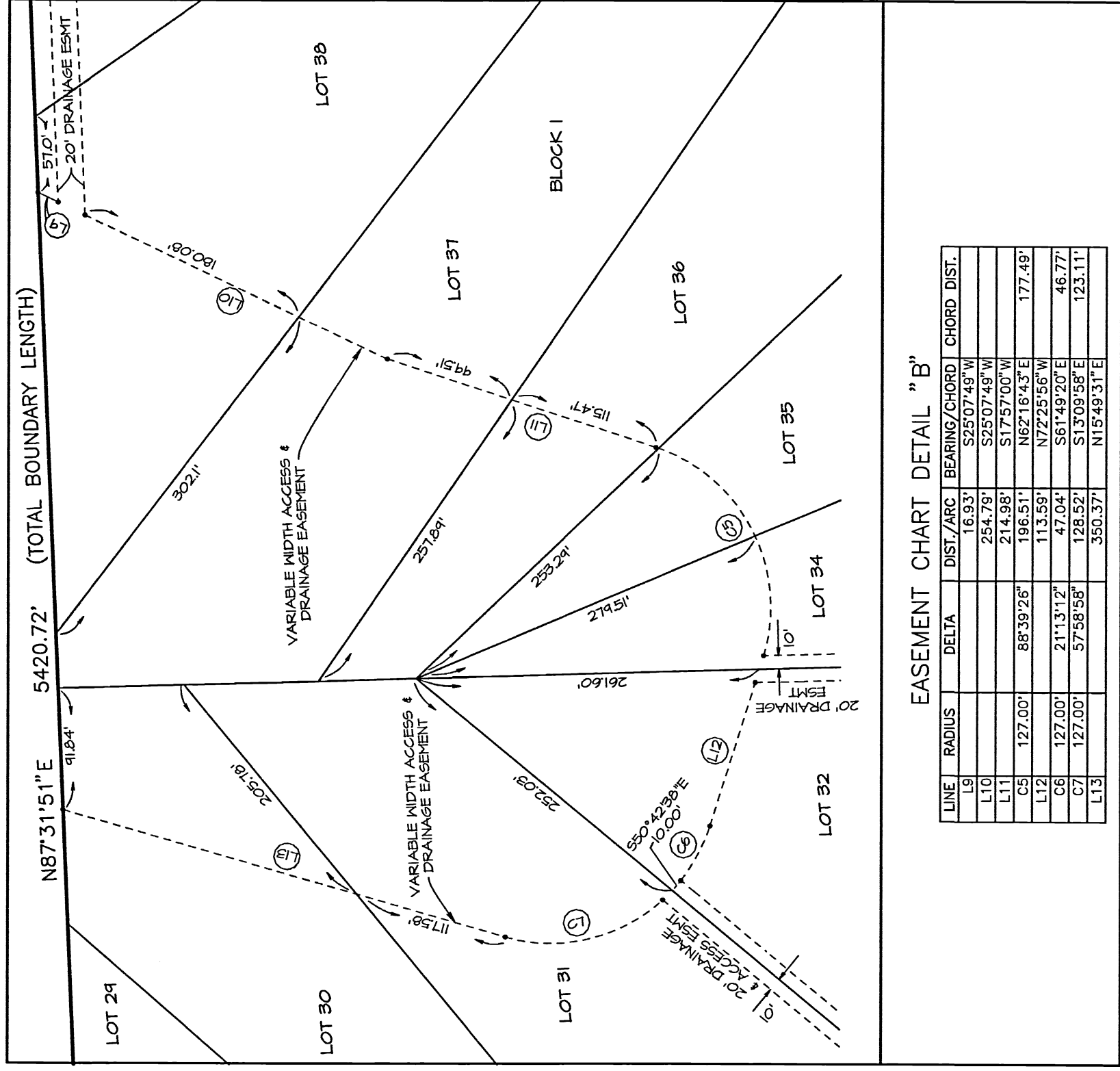
LOT 97 1,500 AC.

LOT 98 1,500 AC.

LOT 99 1,500 AC.

LOT 100 1,500 AC.

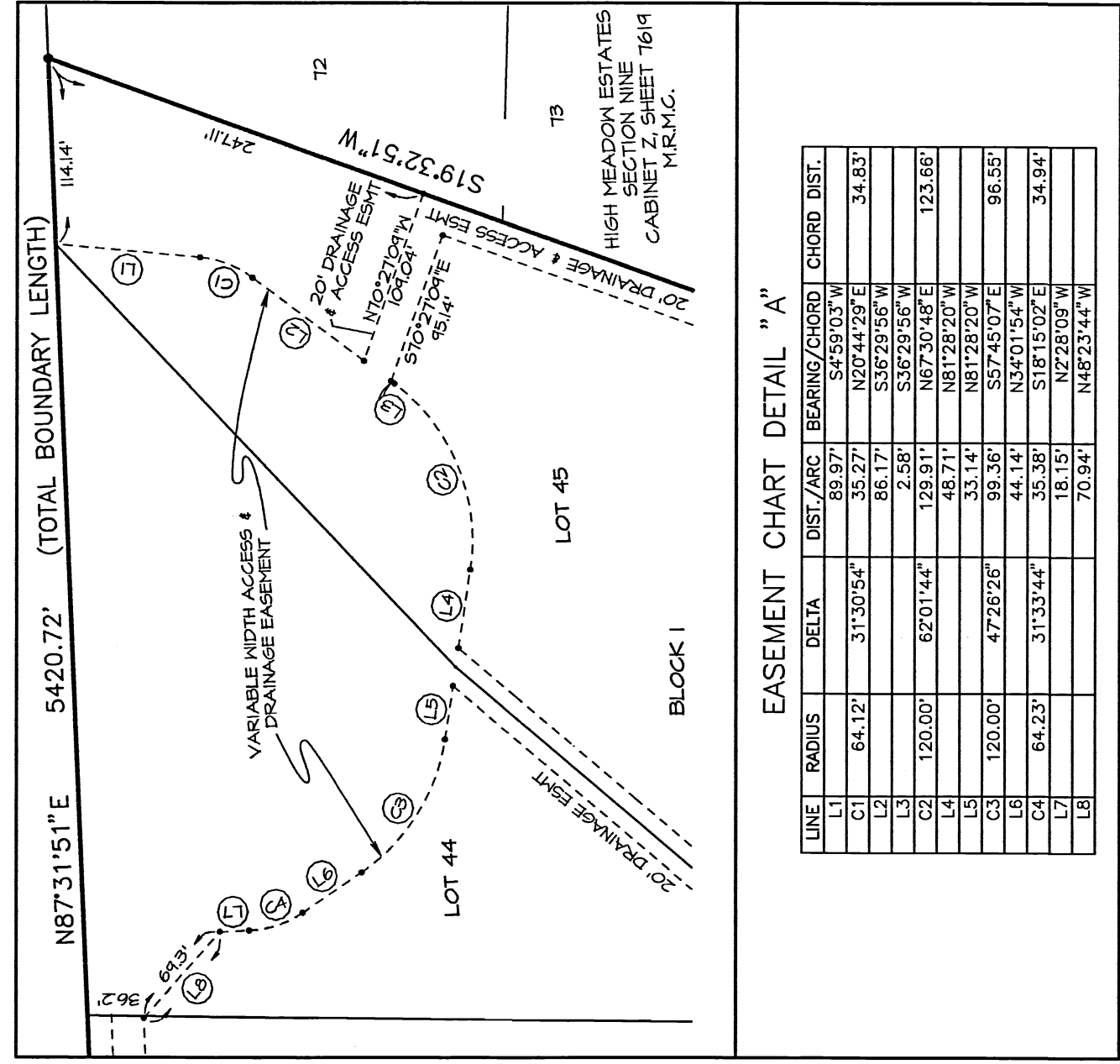
VARIABLE WIDTH ACCESS & DRAINAGE EASEMENT DETAIL "B"



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		

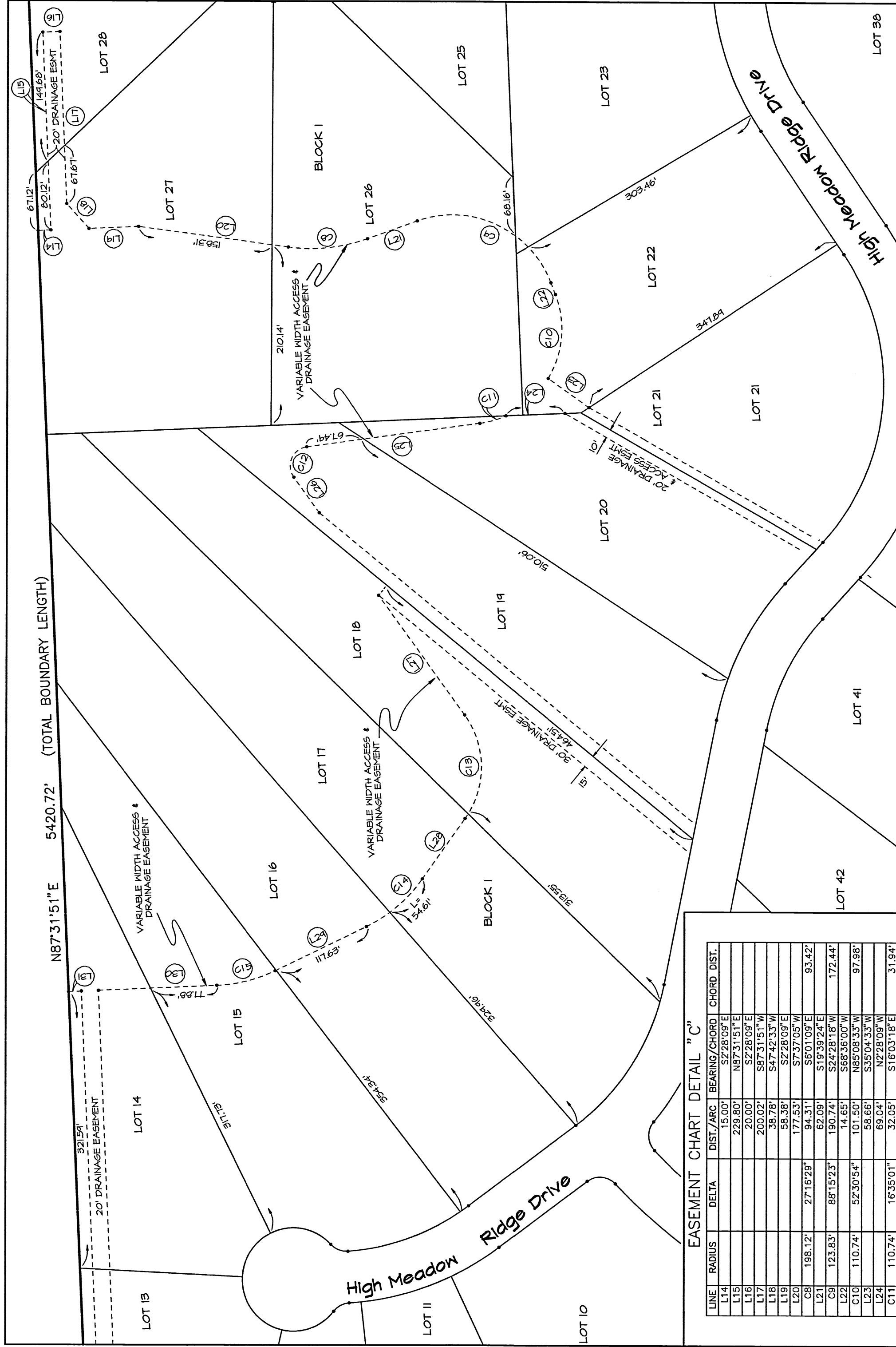
VARIABLE WIDTH ACCESS & DRAINAGE EASEMENT DETAIL "A"



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'

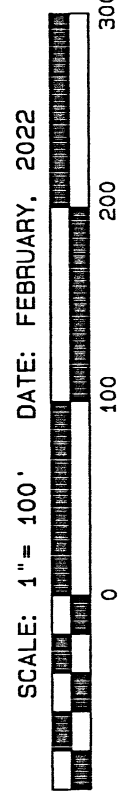
VARIABLE WIDTH ACCESS & DRAINAGE EASEMENT DETAIL "C"



EASEMENT CHART DETAIL "C"

LINE	RADIUS	DELTA	DIST./ARC	BEARING/CHORD	CHORD DIST.
L14	15.00'	15.00'	S2°28'09"E		15.00'
L15	229.80'	229.80'	N87°31'51"E		229.80'
L16	200.00'	200.00'	S2°28'09"E		200.00'
L17	200.00'	200.00'	S87°31'51"W		200.00'
L18	36.78'	36.78'	S47°42'33"W		36.78'
L19	95.38'	95.38'	S2°28'09"E		95.38'
L20	144.31'	144.31'	S60°10'09"W		144.31'
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		69.04'
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		15.00'
L31	15.00'	15.00'	N2°28'09"W		15.00'

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



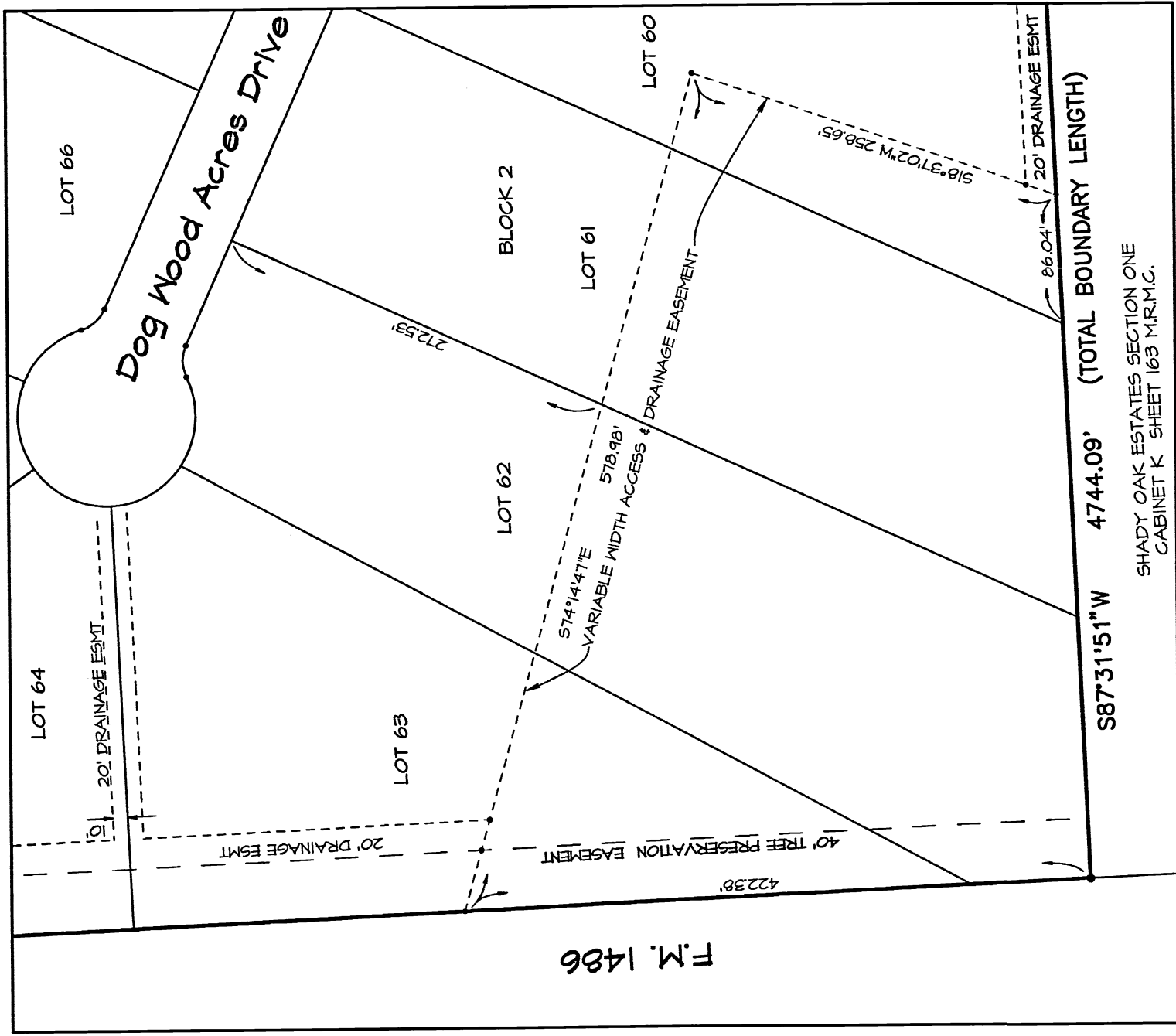
HIGH MEADOW ESTATES SECTION ELEVEN

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

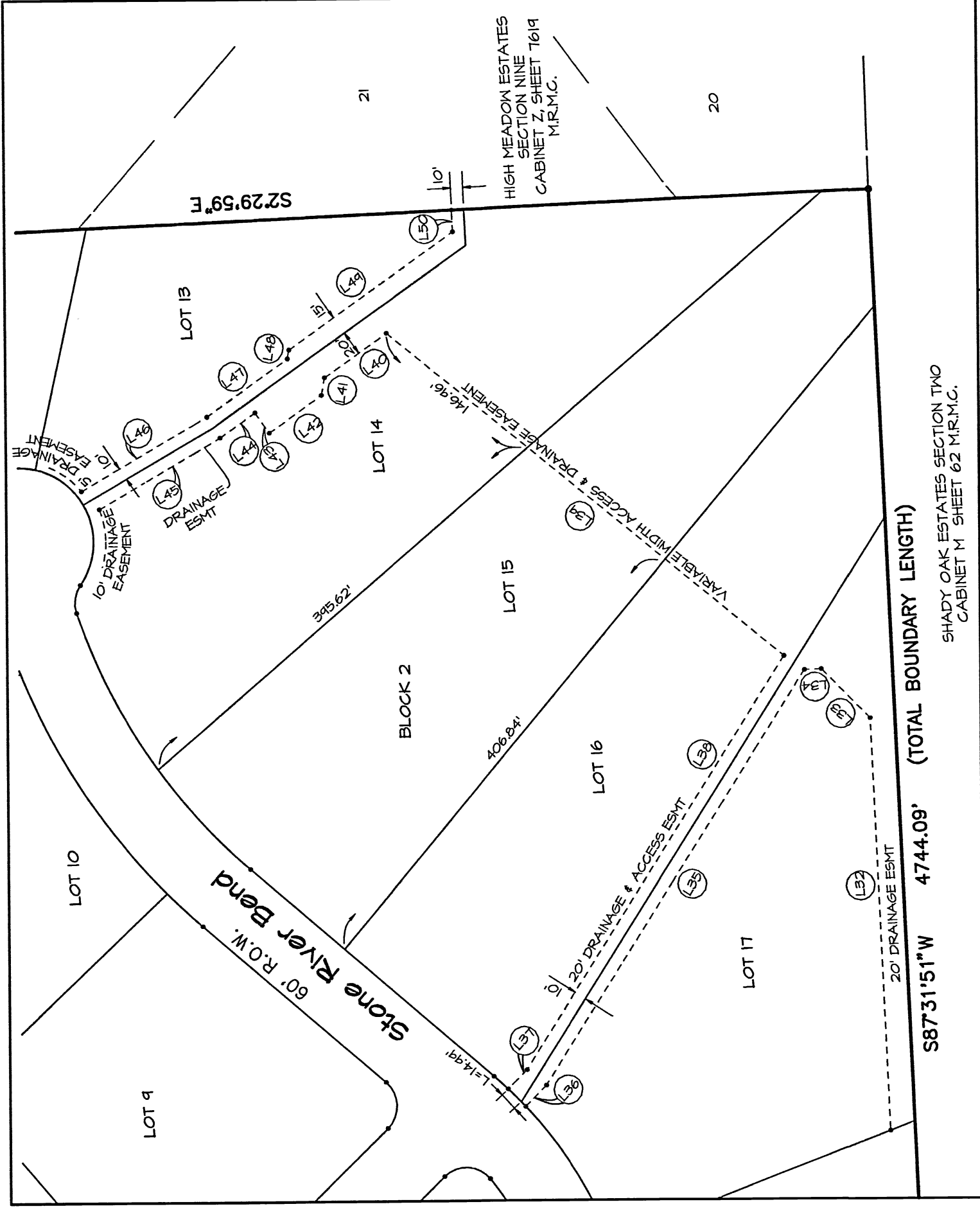




VARIABLE WIDTH ACCESS & DRAINAGE EASEMENT  
DETAIL "D"



VARIABLE WIDTH ACCESS & DRAINAGE EASEMENT DETAIL "E"



SHADY OAK ESTATES SECTION ONE  
CABINET K SHEET 163 M.R.M.C.

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

RIGHT-OF-WAY & LOTS CHART

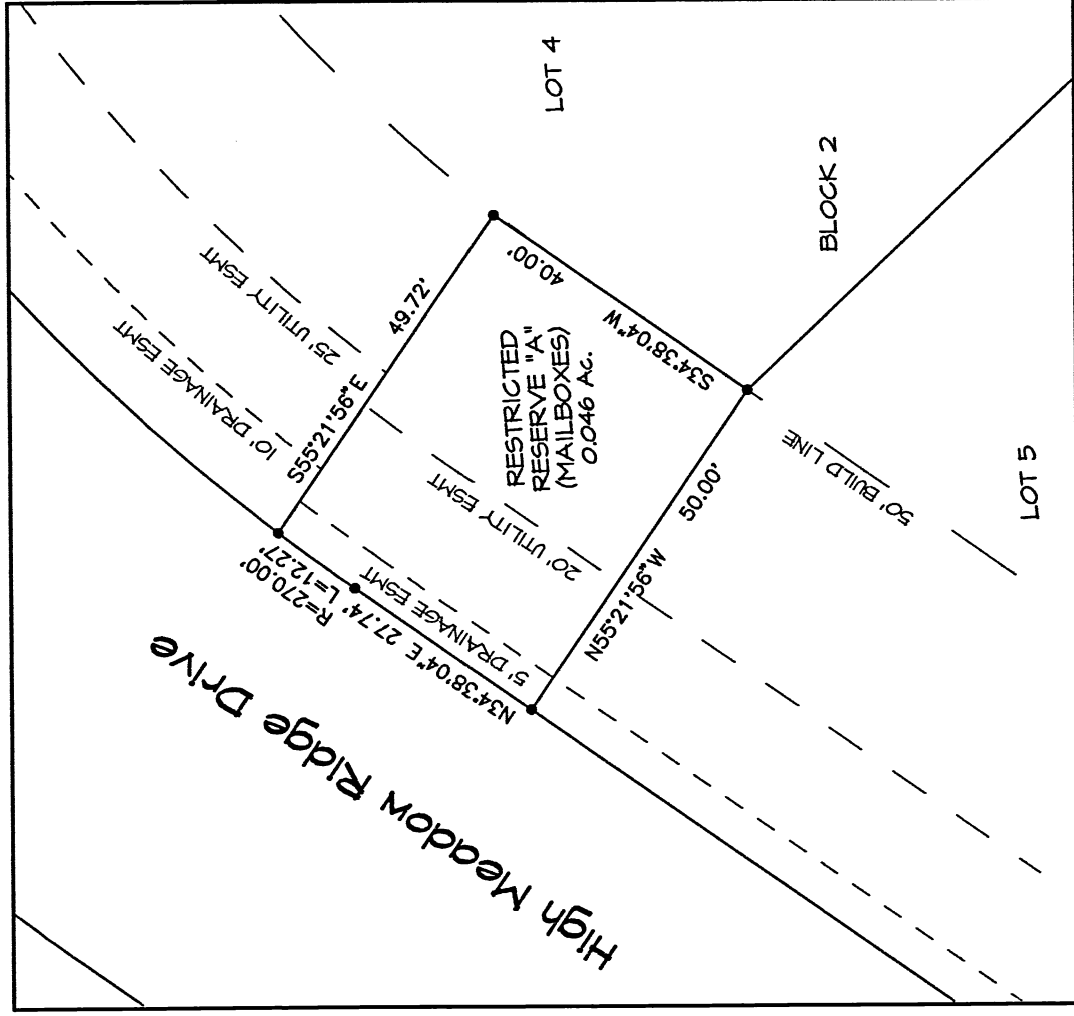
LINE	RADIUS	DELTA	DIST/ARC	BEARING/CHORD	CHORD	DIST.
C7	270.00'	8'33.28"	41.93'	N51°24'50"W	41.86'	41.86'
C8	25.00'	90°00'00"	39.27'	N1°50'06"W	35.36'	35.36'
L4	25.00'	13.51'	N4°30'15"E			
C9	25.00'	49°40'47"	21.68'	N67°52'17"E	21.00'	21.00'
C10	60.00'	279°21'34"	292.54'	N46°59'06"W	77.65'	77.65'
C11	25.00'	49°40'47"	21.68'	S18°11'30"W	21.00'	21.00'
L5	25.00'	13.51'	S4°30'15"W			
C12	25.00'	90°00'00"	39.27'	S85°01'54"W	35.36'	35.36'
C13	330.00'	45°30'03"	262.07'	N89°43'06"W	235.23'	235.23'
C14	270.00'	52°53'48"	304.66'	S81°04'32"W	242.96'	242.96'
C15	270.00'	53°45'48"	283.35'	S82°07'15"W	224.96'	224.96'
C16	270.00'	22°17'46"	103.59'	S87°07'15"W	104.41'	104.41'
C17	25.00'	87°45'46"	42.66'	N20°25'28"W	37.67'	37.67'
C18	25.00'	49°40'47"	21.68'	N63°39'57"E	21.00'	21.00'
C19	60.00'	169°32'04"	177.54'	N3°44'19"E	119.50'	119.50'
C20	25.00'	49°40'47"	21.68'	N56°11'18"W	21.00'	21.00'
C21	633.48'	25°22'52"	280.82'	N44°02'21"W	278.33'	278.33'
C22	25.00'	46°47'51"	20.42'	N33°19'51"W	19.88'	19.88'
C23	25.00'	279°13'07"	292.40'	S30°27'31"W	77.78'	77.78'
C24	60.00'	52°59'08"	23.12'	S82°39'29"E	22.30'	22.30'
C25	25.00'	24°48'59"	248.39'	S43°45'25"E	246.46'	246.46'
C26	25.00'	70°10'29"	30.62'	S3°44'19"W	28.74'	28.74'
C27	330.00'	10°22'08"	59.72'	S33°38'30"W	59.64'	59.64'
C28	25.00'	86°35'14"	37.76'	S71°45'03"W	34.29'	34.29'
C29	330.00'	59°23'25"	342.06'	S85°20'58"W	326.95'	326.95'
C30	330.00'	31°14'22"	179.83'	N57°11'41"W	177.71'	177.71'
C31	270.00'	42°01'45"	198.06'	N20°32'04"E	151.11'	151.11'
C32	270.00'	51°58'26"	153.16'	N20°32'04"E	21.68'	21.68'
C33	25.00'	51°23'09"	22.42'	S77°25'14"W	20.67'	20.67'
C34	60.00'	279°19'45"	292.51'	S87°58'20"E	77.65'	77.65'
C35	25.00'	48°28'37"	21.15'	S20°02'02"E	18.93'	18.93'
C36	330.00'	35°02'06"	190.27'	S20°02'02"E	33.26'	33.26'
C37	25.00'	83°24'28"	36.39'	S73°39'56"W	33.84'	33.84'
C38	25.00'	85°24'28"	36.39'	S73°39'56"W	33.84'	33.84'
C39	25.00'	85°24'28"	36.39'	S73°39'56"W	33.84'	33.84'
C40	270.00'	17°32'14"	268.93'	N44°11'58"W	70.16'	70.16'
C41	25.00'	75°33'49"	34.28'	N11°01'08"W	31.66'	31.66'
C42	60.00'	49°40'47"	21.68'	N53°06'10"E	21.00'	21.00'
C43	25.00'	279°21'34"	292.54'	N61°44'13"W	77.65'	77.65'
C44	25.00'	49°40'47"	21.68'	S32°25'23"W	21.00'	21.00'
C45	330.00'	24°28'42"	140.79'	N80°21'57"W	139.73'	139.73'
C46	60.00'	162°43'41"	170.41'	S83°57'10"E	118.64'	118.64'
C47	25.00'	75°14'46"	32.83'	N52°18'22"E	30.52'	30.52'
C48	25.00'	51°58'26"	244.92'	S64°05'02"E	236.61'	236.61'
C49	430.00'	41°38'42"	312.54'	S58°55'10"E	305.71'	305.71'
C50	25.00'	85°11'00"	37.17'	S37°09'01"E	33.64'	33.64'
C51	630.00'	61°11'45"	68.14'	S22°34'4"W	68.11'	68.11'
C52	25.00'	84°10'18"	36.73'	S41°19'49"W	33.51'	33.51'
C53	25.00'	49°40'47"	21.68'	N40°57'09"W	21.00'	21.00'
C54	60.00'	279°21'34"	292.54'	S24°12'27"W	77.65'	77.65'
C55	25.00'	49°40'47"	21.68'	N89°22'04"E	21.00'	21.00'
C56	440.00'	30°46'04"	236.28'	S81°12'00"E	233.45'	233.45'
C57	60.00'	65°24'13"	29.65'	S76°33'30"W	33.93'	33.93'
C58	25.00'	279°05'14"	20.18'	N15°53'20"W	19.83'	19.83'
C59	60.00'	279°05'14"	20.18'	N15°53'20"W	19.83'	19.83'
C60	25.00'	46°14'43"	20.18'	S80°04'55"W	19.83'	19.83'
C61	25.00'	95°00'34"	21.11'	N22°00'45"W	205.87'	205.87'
C62	25.00'	85°58'13"	36.81'	N42°51'59"E	35.03'	35.03'
C63	25.00'	45°33'03"	248.27'	S68°43'08"E	240.83'	240.83'
C64	270.00'	45°33'03"	214.42'	S51°24'50"E	208.83'	208.83'
C65	330.00'	6°53'28"	51.21'	S51°24'50"E	51.16'	51.16'

RIGHT-OF-WAY CENTERLINE CHART

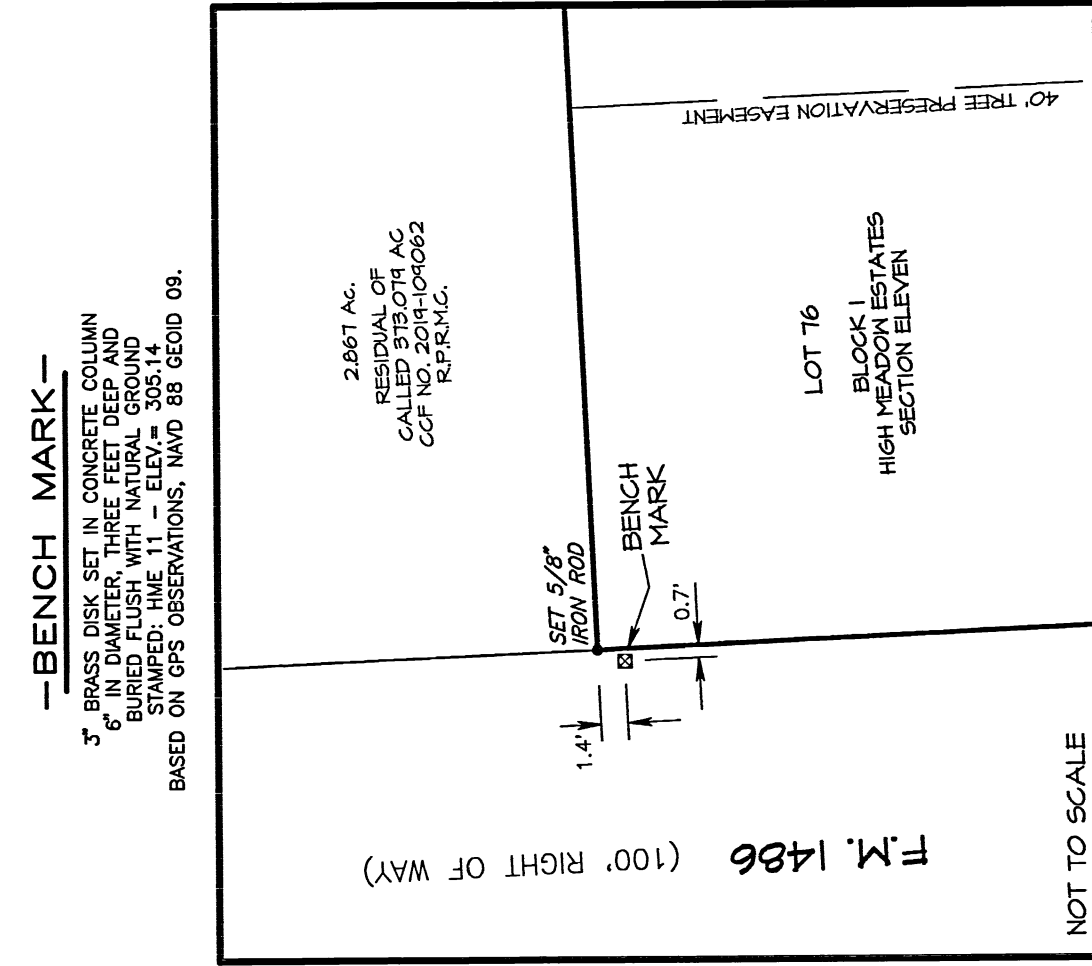
LINE	RADIUS	DELTA	DIST/ARC	BEARING/CHORD	CHORD	DIST.
C1	300.00'	6°53'28"	46.85'	N51°24'50"W	46.51'	46.51'
L1			60.74'	S87°31'51"W		
L2			65.76'	N47°34'30"W		
C2	300.00'	31°14'22"	163.57'	N63°11'41"W	161.55'	161.55'
C3	300.00'	34°18'56"	179.68'	N19°37'36"W	177.01'	177.01'
C4	300.00'	10°22'08"	54.29'	N33°38'30"E	54.22'	54.22'
C5	300.00'	13°39'14"	71.49'	N21°37'49"E	71.32'	71.32'
C6	300.00'	44°43'13"	234.16'	S23°57'44"E	228.26'	228.26'
L3			25.31'	S46°57'04"W		

EASEMENT "E"

LINE	BEARING	DISTANCE
L32	N73°15'11"E	331.36'
L33	N42°59'46"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	N39°07'41"W	61.46'
L41	N79°20'06"W	14.34'
L42	N39°07'41"W	51.99'
L43	N54°52'19"E	20.00'
L44	N39°07'41"W	34.66'
L45	N30°07'39"E	113.66'
L46	S30°07'39"E	118.04'
L47	S35°07'41"E	80.28'
L48	S19°20'06"E	7.17'
L49	S35°07'41"E	163.19'
L50	N87°30'01"E	17.44'



RESTRICTED RESERVE "A" DETAIL  
(MAILBOXES)



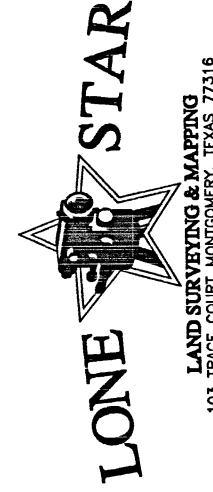
-BENCH MARK-

3" BRASS DISK SET IN CONCRETE COLUMN  
6" IN DIAMETER, THREE FEET DEEP AND  
BURIED FLUSH WITH NATURAL GROUND  
SURFACE. ELEVATION 38.85  
BASED ON GPS OBSERVATIONS, NAD 83 GSD08 08.

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



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



LAND SURVEYING & MAPPING  
103 TRACE COURT MONTGOMERY, TEXAS 77116  
PH: (832) 582-9914

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. STANSBURY SURVEY, A-518,  
MONTGOMERY COUNTY, TEXAS