

HIGH MEADOW ESTATES SECTION ELEVEN
 122 RESIDENTIAL LOTS • 2 BLOCKS • 1 RESTRICTED RESERVE

A SURVEY OF 218.290 ACRES OF LAND
 IN THE LONNARD JONES SURVEY, A-204 AND
 THE HENRY J. STANGBURY SURVEY, A-518,
 MONTGOMERY COUNTY, TEXAS

THERE IS A 20' WIDE (NATURAL EXISTENT CENTERED ALONG
 ALL NATURAL STREAM COURSES)
 SCALE 1" = 400' DATE: FEBRUARY, 2003



DOC # 2222047890
 Cabinet 062 Sheet 8127

DRAWN:
 WARDEN HOLLER, LLC
 1315 CEDAR ROAD
 HOUSTON, TX 77055

I, Don Shevitt, 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, hills, alleys, public buildings, trees, and monuments 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 well, the streets, alleys, roads, and easements shown hereon shown, and do hereby make any claims for easements consistent with the subdividing of parcels as approved for the streets and alleys dedicated, or consistent with the alteration of the surface of any portion of streets or alleys to conform to such grades and do hereby bind successors, our representatives and assigns to maintain and defend the title to the land so dedicated.

This is to certify that I, Don Shevitt, Manager of Magnolia Hollow, LLC, owner of the property subdivided in the above and foregoing map of High Meadow Estates Section Eleven, has complied or will comply with all applicable provisions of the with the Montgomery County Ordinance and adopted by the Commissioners' Court of Montgomery County, Texas.

There is also dedicated for utilities or 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, as Magnolia Hollow, LLC, Owner do hereby dedicate forever to the public a strip of land a minimum of three (3) feet wide on each side of the entrance of any and all gates, drives, alleys, sloughs, or other natural drainage courses located in the said subdivision, or 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 maintaining 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 in all the offices of Montgomery County, by Montgomery County or its officers thereof, by injunction, as follows:

1. That drainage of water lands into road, street, alley or other public drains, either directly or indirectly, is strictly prohibited.
2. Drainage structures under private drainage 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 (if 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 stated.

IN WITNESS WHEREOF, the Magnolia Hollow, LLC, has caused these presents to be signed by Don Shevitt, its Manager, hereunto authorized the
23 day of March 2022.

Magnolia Hollow, LLC
A Texas limited liability company
By Don Shevitt
Don Shevitt, Manager

BEFORE ME, the undersigned authority, on this day personally appeared Don Shevitt, 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 consideration therein expressed, and in the capacity therein and herein set out, and on 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 Fisher, Commissioner Precinct 1
Charlie Riley, Commissioner Precinct 2
Mary J. Stansbury, County Judge
Joseph Hoock, Commissioner Precinct 3
John Meitz, 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 certificate is hereby given as to the effect of drainage from this subdivision on the intervening drainage way or joint drains or on any other area of jurisdiction within the watershed.

Jeff Johnson
County Engineer

SURVEYOR'S CERTIFICATION

I, Jared Allen, on command 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 single points of the boundaries of the original tract to be subdivided of reference have been marked with true nails 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 set to the nearest survey corner.

Jared Allen, R.P.L.S.
Texas Registration No. 9071



COUNTY CLERK

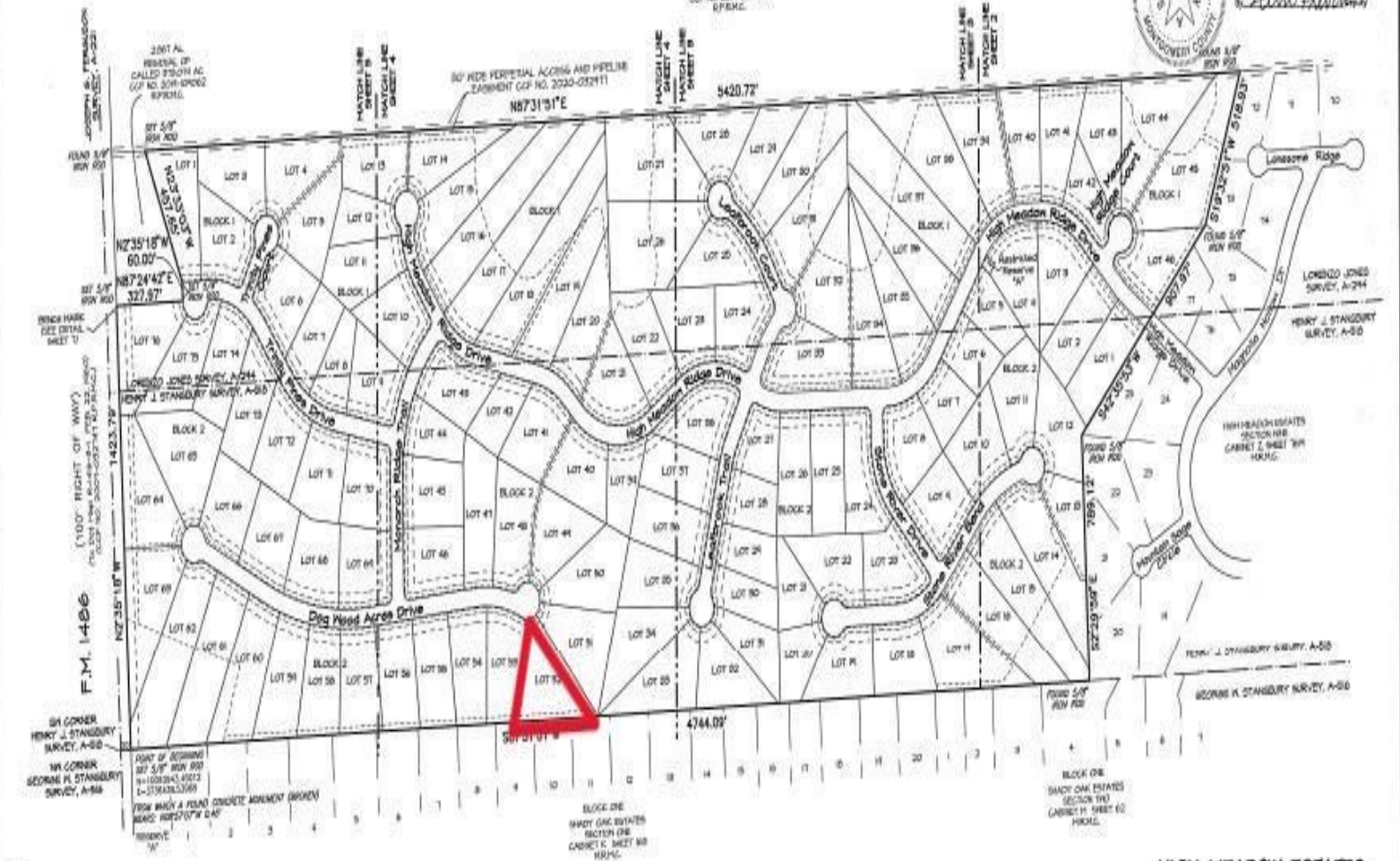
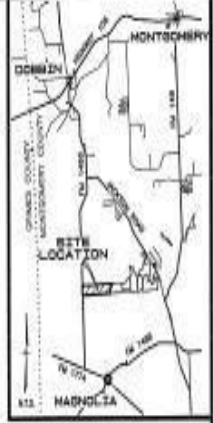
I, Mark Turnbull, Clerk of the County Court of Montgomery County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on

April 14, 2022, at 9:20 o'clock A.M., and duly recorded on April 14, 2022, at 1:54 o'clock P.M., in Volume 3, Sheet 1434 of record of MAP for said County.

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



Mark Turnbull
Mark Turnbull, Clerk, County Court
Montgomery County, Texas
By Aaron Smith



- NOTES:
1. ALL CORNERS ARE A SET 5/8" IRON ROD W/5/8" UNLESS OTHERWISE SHOWN OR NOTED.
 2. THERE IS HEREBY DEDICATED A TEN-FOOT (10') 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. BIDS OF BIDDINGS IS TEXAS CENTRAL STATE PLANE SURFACE COORDINATES AND MAY BE MODIFIED TO GRID BY APPLYING A CORRECTED SCALE FACTOR OF 0.999952691.
 5. M.I.R.C. COPIES MAP RECORDS MONTGOMERY COUNTY, TEXAS, DENIES PER PROPERTY RECORDS MONTGOMERY COUNTY, TEXAS, DENIES PER RECORDS MONTGOMERY COUNTY, TEXAS, DENIES PER COUNTY CLERK FILE NUMBER.
 6. THIS PROPERTY IS LOCATED IN ZONE "C" AND IS NOT WITHIN THE 100-YEAR FLOODPLAIN AS SHOWN ON F.I.U.M. COMMUNITY FLOOD MAP 4833062525, EFFECTIVE DATE AUGUST 17, 2014.
 7. SUBJECT TO RESTRICTED COVENANTS AS SET OUT UNDER CIP NO. 1075, 1081141, 10788801, 10784964, 2007-025588 AND 2008-033741, R.P.M.C.



OWNER:
MAGNOLIA HOLLOW, LLC
1218 CERRITOS ROAD
HOUSTON, TX 77025

DOC # 2022047889
Galveston 032 Sheet 8434

HIGH MEADOW ESTATES
SECTION ELEVEN

122 RESIDENTIAL LOTS • 2 BLOCKS
1 RESTRICTED RESERVE

A SUBDIVISION OF 218.200 ACRES OF LAND
IN THE LORENZO JONES SURVEY, A-294 AND
THE HENRY J. STANSBURY SURVEY, A-518,
MONTGOMERY COUNTY, TEXAS

