

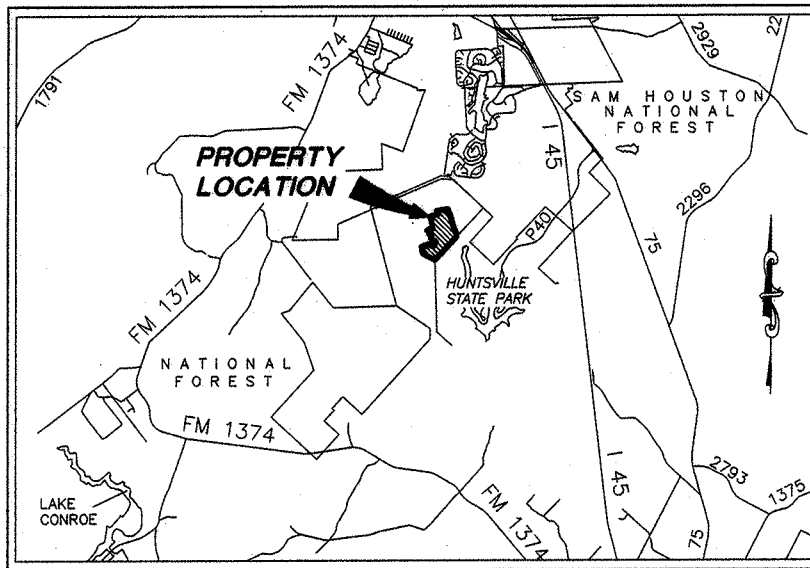
TEXAS GRAND RANCH SECTION 7 SHEET INDEX

LEGEND

DE	Drainage Easement
NTE	Nature Trail Easement
PUE	Public Utility Easement
WLE	Waterline Easement
WCDR	Walker County Deed Records
WCOPR	Walker County Official Public Records
WCPR	Walker County Plat Records
VWDE	Variable Width Private Drainage Easement
o	Set 5/8" Iron Rod w/cap marked "MICHAEL A. NAMKEN RPLS 6533", UNLESS otherwise noted
23	Block Numbers

Not To Scale

VICINITY MAP Not To Scale



GENERAL NOTES:

- The purpose of this plat is to create TEXAS GRAND RANCH SECTION 7 out of a residue of a called 3314.028 acre tract described in Vol. 1271, Pg. 484, Walker County Official Public Records and to dedicate the 60 foot road rights-of-way as shown hereon to the public.
- All Bearings, Distances, Coordinates and Acreages hereon are Grid and referenced to the Texas State Plane Coordinate System, Central Zone, NAD 83 and based upon City of Huntsville Mapping Control Network Control Point Number 7262, having a published coordinates of N=10,231,650.757, and E=3,802,783.195, and Elev.=312.999' and GPS Observations. Distances are U.S. Survey Feet and may be converted to geodetic horizontal (surface) by dividing by a Combined Scale factor of 0.99988. Please review the record instruments cited hereon to compare the survey bearings and distances with the record calls.
- Based on FEMA Insurance Maps, revised 16 August 2001, Walker County #481042, Map # 48471C0370D, Panel 0370D, this property is located within Flood Hazard Zone, "X" OTHER AREAS (areas determined to be outside the 0.2% annual chance floodplain), and located within Flood Hazard Zone, shaded "X" OTHER AREAS (areas of 0.2% annual chance flood), and Flood Hazard Zone "A" (areas determined to be subject to inundation by the 1% annual chance flood, with no base flood elevations determined). This statement does not imply that any portion of the subject tract is free of potential flood hazard; localized flooding can occur due to natural and/or man-made influences. This flood statement shall create no liability on the part of Namken, Inc. or the undersigned.
- All acreage quantities shown on this survey are based upon the mathematical closure of the boundary courses and distances. Said quantities do not indicate the positional accuracy of the boundary monumentation.
- All exterior boundary lines of this subdivision which are common with the original survey boundary are monumented on the ground with iron rods (or other stable material).
- The Owner(s) hereby certify that all lot corners, angle points and points of curvature of the lots located within the subdivision will be monumented on the ground with 5/8" iron rods with 1-3/4" diameter blue plastic caps marked "MICHAEL A. NAMKEN RPLS 6533", UNLESS otherwise noted, and with the exception that they are NOT set in the centerline of roadway points of intersection.
- All driveways in the subdivision shall be constructed of concrete or asphalt at owner's expense, and shall be completed within twelve (12) months from the setting of forms for the foundation of said dwelling or structure. Further, the driveway or entrance to each lot from the pavement of the street shall be paved with concrete or asphalt. Application for approval to the Walker County is required prior to installation of the driveway for determination of the location, culvert sizing, installation depth, etc.
- All Lot setbacks shall be in accordance with the recorded covenants, conditions, and restrictions for Texas Grand Ranch:
 - 75' Front Building Line
 - 20' Building Line along the Side and Rear lot line of all lots, except as noted below
 - Block 23, Lots 54 thru 70 have a 75' Front Building Line, 20' Side Building Line, and a 45' Rear Building Line
- All Lots shown hereon will be subject to Covenants, Conditions and Restrictions for TEXAS GRAND RANCH SECTION 7, which will be recorded of Public Record after the acceptance and recording of the Final Plat of TEXAS GRAND RANCH SECTION 7.

SANITARY SEWER SERVICE

- Each lot will be required to utilize onsite sanitary sewer facilities (O.S.S.F.) for sanitary sewer service in accordance with state and local codes and regulations. The Lot Owner is not prohibited from connecting to a public sanitary sewer collection system if service becomes available at some time in the future.

DRAINAGE AND IMPERVIOUS COVER

- Finished floor elevations shall be a minimum of eight (8) inches above finished adjacent grade.
- The landowner is prohibited from constructing any improvements within any "Variable Width Private Drainage Easement" on this plat. Landowner may clear underbrush and establish foot trails within these "Variable Width Private Drainage Easements" but no vertical improvement development is allowed, except for driveways, culverts, and/or drainage improvements necessary for access to the lots. Fencing is allowed along the property lines allocated within these "Variable Width Private Drainage Easements" but with provisions not to impede the flow of storm water within the "Variable Width Private Drainage Easements".
- "Variable Width Private Drainage Easements" shall be maintained by lot owners and/or home owners association and shall not be maintained by the City of Huntsville or Walker County.
- The natural drainage channels (whether or not they are within a dedicated "DE" or "VWDE") that are located within various lots and unrestricted reserve areas throughout this subdivision may not be altered in any way. Landowner may clear underbrush and establish foot trails within these natural drainage channels but no vertical improvements/development will be allowed within forty (40) feet of the centerline of the natural low. Fencing is allowed along the property lines located within these natural drainage channels with provisions not to impede the flow of storm water within the drainage channels.
- All lots and unrestricted reserve areas within the subdivision and the owners thereof must continue to accept all existing drainage flows and drainage structures in place or proposed at the time of development which are a part of or necessary to the public roads infrastructure or public system of drainage in addition to all natural flows of water entering onto or crossing the property. Local approval or consent must be given by the City of Huntsville and/or Walker County Engineer in writing prior to alteration of the drainage infrastructure herein described. It is the responsibility of the lot owners to comply with any regulations or limitations noted, and permits issued by the City of Huntsville and/or Walker County for development do not act as a waiver or variance of the lot owner's responsibility to provide for excess runoff and drainage created by the permitted development.
- All Drainage Easements labeled as "DE" are typical right angle off of right-of-way.
- Before development of a Reserve Tract, a plat of the tract shall be submitted to the City for review and approval according to the Development Code of the City of Huntsville.
- Based on calculations made from available data, the land owner may construct impervious cover (structures, driveways, sidewalks, etc.) improvements up to a "total square footage" equal to ten (10) percent of the total lot area. If the Lot Owner desires to exceed the area of impervious cover established for each lot as herein described, further study will be necessary and "on-site" storm water detention facilities may be required to accommodate the additional impervious cover desired. The study and possible incorporation of storm water detention facilities shall be submitted to the Walker County engineer for approval and must comply with all current local, state, and federal regulations including the Walker County Subdivision Regulations.

PUBLIC EASEMENT NOTES

- All public easements denoted on the plat are hereby dedicated to be used by the public forever. Any public utility, including City of Huntsville and/or Walker County, shall have the right always of ingress and egress to and from and upon these easements for construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of getting the permission of the property owner. Any public utility, including the City of Huntsville and/or County of Walker shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements that in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system or any of the easements shown on this plat. Neither City of Huntsville and/or Walker County nor any public utility shall be responsible for replacing or reimbursing the property owner due to removal of or relocation of any obstructions in the public easements.
- A twenty (20) foot public utility easement (P.U.E.) which incorporates within it a five (5) foot water line easement (WLE) and a twenty (20) foot Texas Grand Ranch Property Owners Association nature trail easement (N.T.E.) is established adjacent to all street rights-of-way.
- Within the twenty-five (25) foot Vegetative Buffer along the Texas State Parks Board, Huntsville State Park, as recorded in Vol. 89, Pg. 368, Walker County Deed Records, no improvements shall be made, and cutting of all natural vegetation is prohibited. See the Covenants, Conditions and Restrictions for TEXAS GRAND RANCH SECTION 7, which will be recorded of Public Record after the acceptance and recording of this plat for more details on the Vegetative Buffer.

PLAT OF TEXAS GRAND RANCH SECTION 7 CONTAINING 2 BLOCKS AND 80 LOTS

A SUBDIVISION CONTAINING 155.63 ACRES OF LAND,
BEING OUT OF THE RESIDUE OF A CALLED 3314.028 ACRE TRACT
DESCRIBED IN A DEED TO I TEXAS GRAND RANCH,
LLC. RECORDED IN VOL. 1271, PG. 484, OFFICIAL
PUBLIC RECORDS, WALKER COUNTY, TEXAS,
JAMES B. WILSON SURVEY, A-607
WALKER COUNTY, TEXAS

MAY 2018

NAMKEN, INC.
P.O. Box 1158, New Waverly, TX 77358
TBPLS Firm No. 10194090
936-661-3325

FOR TAX PURPOSES
THIS PLAT COMPLIES
WITH SECTION 12.002
OF THE PROPERTY
CODE

Job No. 17-068

SHEET 1 OF 5

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS,
COUNTY OF WALKER.

I, TEXAS GRAND RANCH, LLC, owner of the land shown on this plat, and designated as the TEXAS GRAND RANCH SECTION 7 in (the ETJ of Huntsville) Walker County, Texas, and whose name is subscribed hereto, hereby dedicates to the public forever the use of all streets, parks, utility easements; and to the use of the Texas Grand Ranch Property Owners Association all public places shown hereon for the purpose and consideration therein expressed.

I, TEXAS GRAND RANCH, LLC

Renee Howes

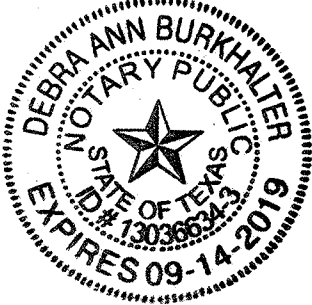
By: RENEE HOWES, AUTHORIZED AGENT

NOTARY PUBLIC ACKNOWLEDGEMENT

STATE OF TEXAS,
COUNTY OF WALKER.

This instrument was acknowledged before me on the 28 day of June, 2018 by RENEE HOWES.

Debra Ann Burkhalter
Notary Public for State of Texas



CERTIFICATION BY THE CITY ENGINEER

STATE OF TEXAS,
COUNTY OF WALKER.

I, the undersigned, City Engineer of Huntsville, Texas, hereby certify that proper engineering consideration has been given to this plat regarding the design and construction of public improvements and related easements and rights-of-way.

Dated this 29th day of June, 2018.

Y. S. [Signature]
City of Huntsville City Engineer

CERTIFICATION BY THE CITY PLANNING OFFICER

I, the undersigned, Planning Officer of the City of Huntsville, Texas, certify that the plat conforms to the City Comprehensive Plan, and all applicable design criteria and standards of the City of Huntsville, Texas.

Dated this 29th day of June, 2018.

Janet Ridley
City of Huntsville Planning Officer

APPROVAL OF THE PLANNING COMMISSION

This plat has been submitted to and considered by the Planning Commission of the City of Huntsville, Texas, with respect to the platting of the land and is hereby approved by the Commission.

Dated this 28th day of June, 2018.

SO Webb
Chairman

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS,
COUNTY OF WALKER.

I, Kari A. French, County Clerk in and for Walker County, do hereby certify that this plat with its certificates of authentication was filed for record in my office.

the 2nd day of July, 2018, in the Plat Records of Walker County in

Volume 6, Page 140

By: *Kari A. French*
Kari A. French, County Clerk
Walker County, Texas

TEXAS GRAND RANCH APPROVED VARIANCES:

1. See Development Agreement between The City of Huntsville, Texas and I Texas Grand Ranch LLC, dated April 25, 2017, recorded in Vol. 1279, Pg. 1 Walker County Official Public Records (WCOPR).
2. Modification of Waiver of Subdivision Standard, Granted March 15, 2018, for the lot width of Lots and Blocks listed below to exceed three (3) times the lot depth to width ratio per the requirement in Table 5-1: Lot and Building Setback Regulations of the Development Code:

BLOCK	LOTS
25	31
25	32
25	39
25	40
25	41

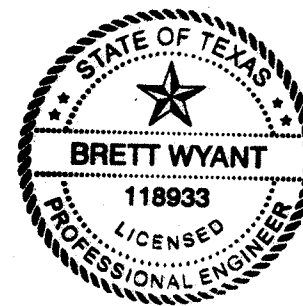
CERTIFICATION BY THE ENGINEER

STATE OF TEXAS,
COUNTY OF WALKER.

I, Brett Wyant, Registered Professional Engineer No. 118933 in the State of Texas, hereby certify that proper engineering consideration has been given to this plat regarding design, construction and layout of public improvements.

[Signature]
Brett Wyant
Registered Professional Engineer
Texas Registration No. 118933

Spear Point Engineering, LLC
TBPE Firm No. 18904
14088 County Line Road
Willis, TX 77378



6/27/2018

CERTIFICATION BY THE SURVEYOR

I, Michael A. Namken, certify that this plat represents a survey made on the ground under my supervision and that all corners and monuments are as shown hereon.

Michael A. Namken 6-27-18
Michael A. Namken
Reg. Prof. Land Surveyor No. 6533



OWNER / DEVELOPER

Texas Grand Ranch LLC,
1015A S.H. 150 New Waverly, TX 77358
928-713-1841

Renee Howes Authorized Agent
P.O. Box 261, Skull Valley, AZ 86338
rhowesconsulting@gmail.com

PLAT OF
TEXAS GRAND RANCH SECTION 7
CONTAINING 2 BLOCKS AND 80 LOTS

A SUBDIVISION CONTAINING 155.63 ACRES OF LAND,
BEING OUT OF THE RESIDUE OF A CALLED 3314.028 ACRE TRACT
DESCRIBED IN A DEED TO I TEXAS GRAND RANCH, LLC.
RECORDED IN VOL. 1271, PG. 484, OFFICIAL
PUBLIC RECORDS, WALKER COUNTY, TEXAS,
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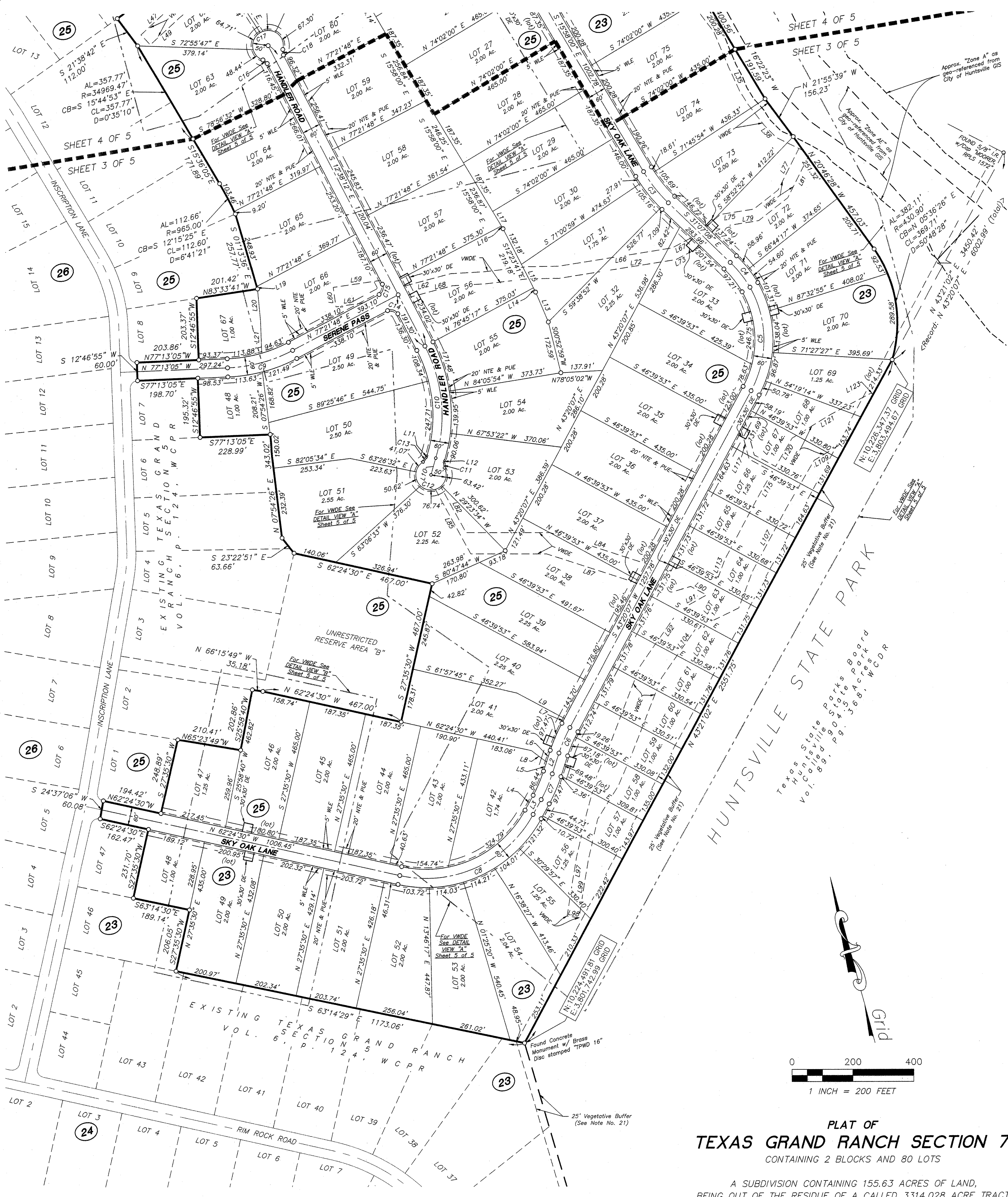
MAY 2018

NAMKEN, INC.
P.O. Box 1158, New Waverly, TX 77358
TBPLS Firm No. 10194090
936-661-3325

FOR TAX PURPOSES
THIS PLAT COMPLIES
WITH SECTION 12.002
OF THE PROPERTY
CODE

Job No. 17-068

SHEET 2 OF 5



- LEGEND**
- DE Drainage Easement
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CONTAINING 2 BLOCKS AND 80 LOTS

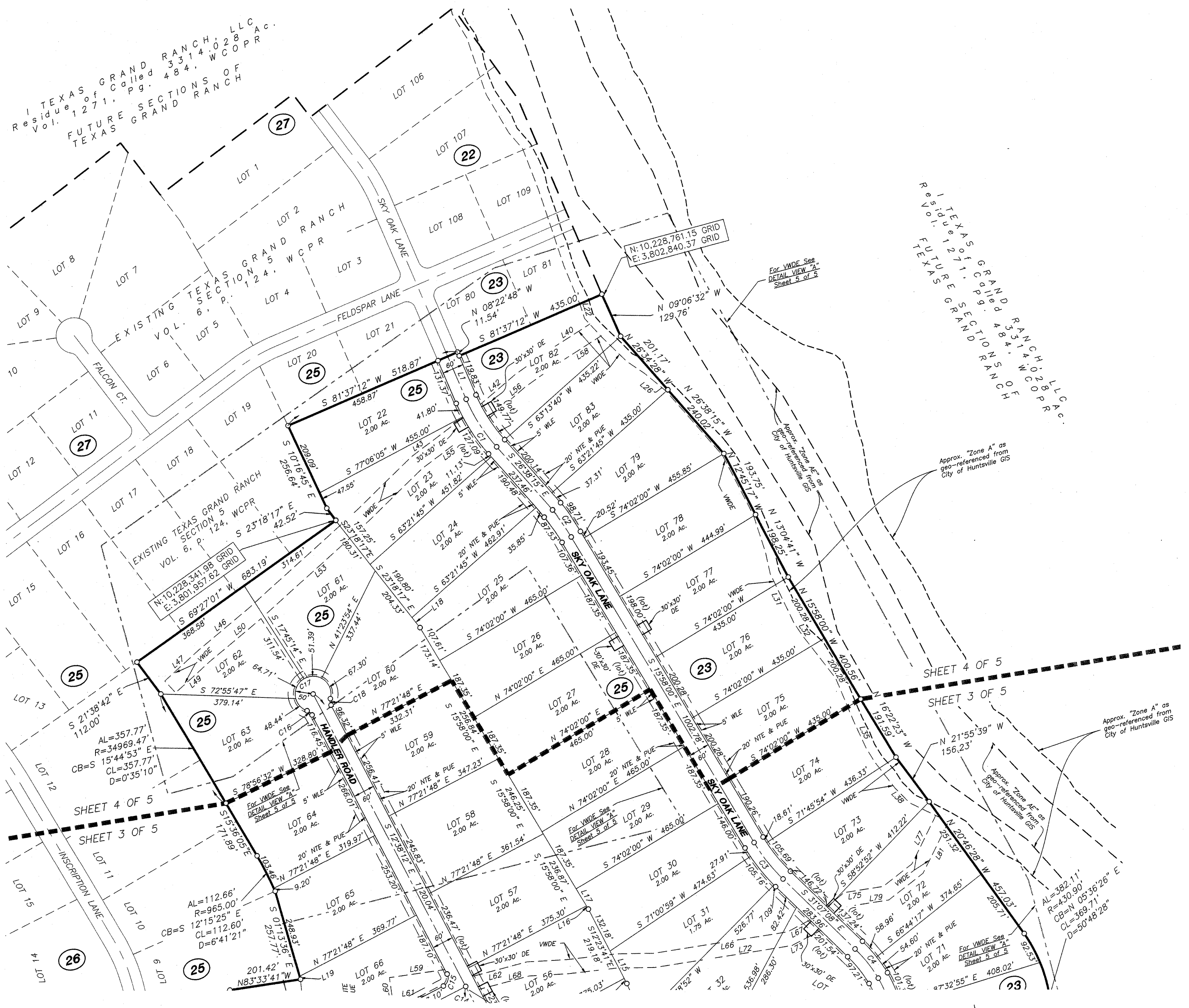
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1 TEXAS GRAND RANCH, LLC
Residue of a Called 3314.028 Acre Tract
Vol. 1271, Pg. 484, WCOPR
FUTURE SECTIONS OF
TEXAS GRAND RANCH

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Residue of a Called 3314.028 Acre Tract
Vol. 1271, Pg. 484, WCOPR
FUTURE SECTIONS OF
TEXAS GRAND RANCH



ROAD R.O.W. & LOT LINE & CURVE TABLES

VWDE LINE TABLES

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	159.33	500.00	S 17°30'31" E	158.65	18°15'26"
C2	93.12	500.00	S 21°18'07" E	92.99	10°40'15"
C3	132.23	500.00	S 23°32'34" E	131.84	15°09'09"
C4	105.39	400.00	S 23°34'16" E	105.08	15°05'44"
C5	356.19	350.00	S 14°10'50" W	341.02	58°18'35"
C6	91.95	500.00	S 38°04'00" W	91.82	10°32'14"
C7	91.95	500.00	S 38°04'00" W	91.82	10°32'14"
C8	518.41	400.00	S 80°27'49" W	482.88	74°15'22"
C9	221.82	500.00	N 89°55'38" W	220.00	25°25'07"
C10	378.77	500.00	S 09°03'56" W	369.78	43°24'15"
C11	18.69	25.00	S 09°21'03" W	18.26	42°50'00"
C12	231.87	50.00	S 59°13'12" E	73.34	265°40'22"
C13	18.69	25.00	N 52°11'25" E	18.26	42°50'44"
C14	39.27	25.00	N 57°38'12" W	35.36	90°00'00"
C15	39.27	25.00	N 32°21'48" E	35.36	90°00'00"
C16	18.69	25.00	N 34°03'12" W	18.26	42°50'00"
C17	231.84	50.00	N 77°21'48" E	73.33	265°40'01"
C18	18.69	25.00	S 08°46'49" W	18.26	42°50'00"

LINE	BEARING	DISTANCE
L1	S 08°22'48" E	131.37
L2	S 32°47'54" W	71.83
L3	S 43°20'07" W	55.45
L4	S 43°20'07" W	55.45
L5	S 32°47'54" W	31.61
L6	S 32°47'54" W	40.22
L7	S 43°20'07" W	18.00
L8	S 37°56'08" E	61.96
L9	S 46°39'53" E	177.44
L10	S 30°46'03" W	57.35
L11	S 30°46'03" W	6.32
L12	S 30°46'03" W	6.34
L13	S 08°29'51" E	107.40
L14	S 12°23'41" E	16.39
L15	S 12°23'41" E	103.39
L16	S 15°58'00" E	10.98
L17	S 15°58'00" E	66.95
L18	S 23°18'17" E	36.59
L19	S 01°13'36" E	8.84
L20	S 09°35'09" W	106.78
L21	S 12°46'55" W	105.28

LINE	BEARING	DISTANCE
L22	S 03°29'03" E	43.80
L23	S 28°02'27" E	71.71
L24	S 30°41'29" E	97.49
L25	S 41°08'44" E	62.00
L26	S 35°36'48" E	77.87
L27	S 26°38'15" E	239.29
L28	S 12°45'19" E	193.38
L29	S 03°29'21" E	108.09
L30	S 02°06'09" W	64.25
L31	S 11°00'36" E	154.85
L32	S 19°23'57" E	42.57
L33	S 23°09'27" E	152.30
L34	S 07°58'52" E	131.55
L35	S 10°06'31" E	83.89
L36	S 17°01'08" E	47.56
L37	S 22°52'58" E	90.04
L38	S 29°57'09" E	59.37
L39	S 49°05'22" E	97.93
L40	S 72°21'40" W	132.59
L41	S 69°32'21" W	120.26
L42	S 64°04'00" W	127.82
L43	S 67°57'57" W	181.14
L44	S 60°37'09" W	209.35
L45	S 62°44'24" W	412.86
L46	S 65°10'09" W	182.59
L47	S 62°17'07" W	128.72
L48	S 27°42'53" E	45.00
L49	S 62°17'07" E	127.59
L50	S 65°04'44" E	189.44
L51	S 17°45'14" E	208.58
L52	S 17°45'14" W	212.62
L53	S 62°44'24" E	387.33
L54	S 60°37'09" E	207.33
L55	S 67°53'08" E	173.19
L56	S 64°04'00" E	134.60
L57	S 69°32'21" E	117.00
L58	S 72°21'40" E	140.99
L59	S 83°10'07" W	156.99
L60	S 08°49'53" W	65.00
L61	S 83°10'07" E	90.74
L62	S 89°52'39" E	158.88
L63	S 78°07'36" E	111.92
L64	S 81°34'46" E	140.56
L65	S 75°40'44" E	104.42
L66	S 83°58'54" E	381.37
L67	S 77°27'12" E	71.59
L68	S 89°52'39" E	145.71
L69	S 78°07'36" E	109.01
L70	S 81°34'46" E	139.70
L71	S 75°40'44" E	105.20
L72	S 83°59'15" E	391.01

LINE	BEARING	DISTANCE
L73	N 77°27'12" E	91.42
L74	N 64°35'44" E	61.70
L75	N 83°52'41" E	111.71
L76	N 67°05'12" E	102.58
L77	N 41°26'35" E	150.84
L78	N 64°35'44" E	46.41
L79	N 83°52'41" E	110.78
L80	N 67°05'12" E	122.05
L81	N 41°26'35" E	148.84
L82	S 13°42'20" E	173.71
L83	S 74°46'24" E	276.50
L84	S 57°05'28" E	339.23
L85	S 13°42'20" E	242.64
L86	S 74°46'24" E	249.77
L87	S 57°05'28" E	315.46
L88	S 57°05'28" E	47.84
L89	N 88°20'07" E	76.35
L90	S 46°39'53" E	59.67
L91	S 75°44'34" W	103.83
L92	S 49°50'05" W	224.81
L93	S 36°14'33" W	279.77
L94	S 38°15'29" W	102.75
L95	S 30°00'53" W	139.49
L96	S 27°56'11" W	141.29
L97	S 24°07'43" W	195.02
L98	S 65°52'17" E	40.00
L99	N 24°07'43" E	193.69
L100	N 27°56'11" E	136.35
L101	N 47°11'04" E	128.89
L102	N 38°15'29" E	111.27
L103	N 36°14'33" E	271.64
L104	N 49°50'05" E	196.87
L105	N 79°21'58" E	158.23
L106	N 35°37'58" E	128.94
L107	N 43°14'11" E	236.39
L108	N 45°05'49" E	181.51
L109	N 73°57'30" E	132.30
L110	S 57°05'28" E	13.17
L111	N 88°20'07" E	83.56
L112	S 46°39'53" E	94.87
L113	N 35°37'58" E	64.50
L114	N 43°14'11" E	244.66
L115	N 45°05'49" E	82.06
L116	N 46°39'53" W	87.99
L117	N 01°39'53" W	102.35
L118	S 01°39'53" E	114.07
L119	S 46°39'53" E	80.32
L120	N 45°05'49" E	106.48
L121	N 73°57'46" E	147.65
L122	N 77°05'54" E	149.57
L123	S 71°10'22" E	9.94

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MAY 2018

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