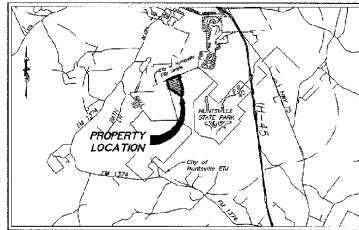


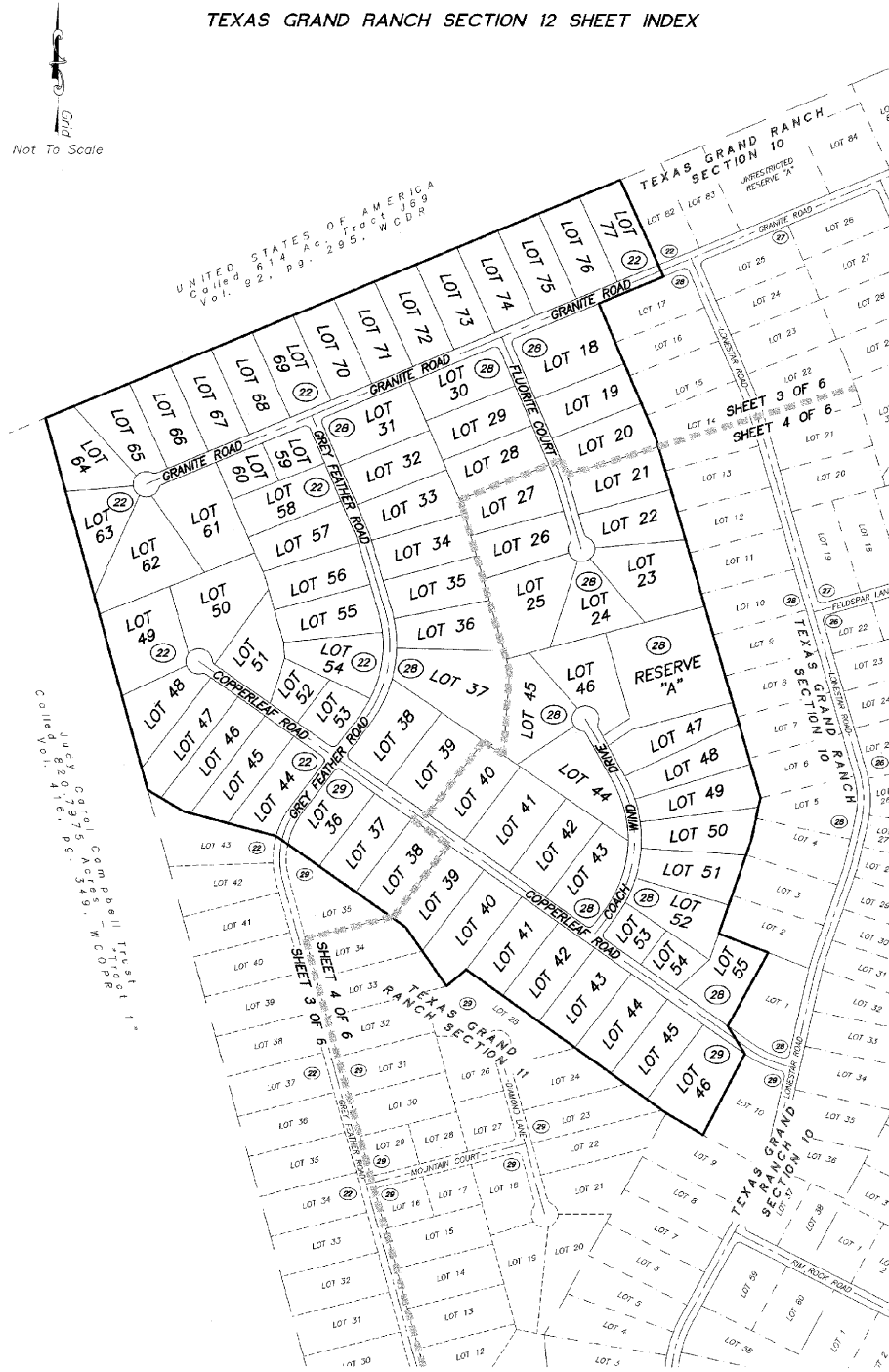
LEGEND

- DE Drainage Easement
- PUE & NTE Public Utility Easement & Nature Trail Easement
- WLE Waterline Easement
- WCDR Walker County Deed Records
- WCUPH Walker County Official Public Records
- WPCR Walker County Plat Records
- WVDE Variable Width Private Drainage Easement
- Set 5/8" Iron Rod w/cap marked "MICHAEL A. NAMKEN"
- ⊙ RPLS 65337, UNLESS otherwise noted
- ⊙ Black Number



VICINITY MAP
Not To Scale

TEXAS GRAND RANCH SECTION 12 SHEET INDEX



GENERAL NOTES

1. The purpose of this plat is to create TEXAS GRAND RANCH SECTION 12 out of the residue of the called 3314.028 acre tract described in Vol. 1271, pg. 484, Walker County Official Public Records, and to dedicate the only (20) foot road right-of-way with an adjacent twenty (20) foot Public Utility Easement (PUE) and the adjacent drainage easement to the public.
2. All Bearings, Distances, Coordinates and acreage herein are first 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 7285, having published coordinates of N=102,317,650.757 feet, E=3,802,783.195 feet and Elev.=312.899 feet and GPS Observations, Distances are U.S. Survey Feet and may be converted to metric (International Surface) by dividing by a Conversion Scale factor of 0.99998. Please review the record instruments cited herein to compare the survey bearings and distances with the record calls.
3. Based on the graphic section of the available GIS data from Federal Emergency Management Agency (FEMA) Flood Map Service Center (https://www.fema.gov/prepare/prepare/prepare) equipment upon the subject tract, and based on the FEMA Flood Insurance Rate Map, revised 16 August 2011, Walker County #10142, Map No. 48471033700, Panel 03700, other areas (areas determined to be outside the 0.2% annual chance floodplain) and Flood Hazard Zone "X" OTHER AREAS (areas determined to be outside the 0.2% annual chance floodplain).
4. 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.
5. 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. Monumentations shown herein are found and existing monuments, unless noted as otherwise.
6. The owner(s) hereby certify that where physically possible 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 "3/4" diameter blue plastic caps marked with the owner's name and "65337" UNLESS otherwise noted and with the exception that they are NOT set in the centerline of roadway nor at roadway intersections and points of curvature, as the symbols herein may represent.
7. 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 selling of forms for the foundation of said building 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 special permits for any required work to installation of the driveway for determination of the location, culvert design, installation depth, etc.
8. All lot setbacks shall be in accordance with the recorded covenants, conditions, and restrictions, for:
 - 25' Front Building Line
 - 5' Side Building Line
 - 5' Rear lot line of all lots
9. All lots shown herein will be subject to Covenants, Conditions and Restrictions for TEXAS GRAND RANCH SECTION 12, which will be recorded in Public Records and the applicants and recording of the Final Plat of TEXAS GRAND RANCH SECTION 12.

SANITARY SEWER SERVICE

10. 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

11. Finished floor elevations shall be a minimum of twelve (12) inches above finished adjacent grade.
12. The landowner is prohibited from constructing any improvements within any Variable Width Private Drainage Easement (VWPDE) or any other easement or restriction area that would impede the flow of water within these "Variable Width Private Drainage Easements" but no vertical improvement development is allowed, except for drainage improvements and/or drainage improvements to the lot. Fencing is allowed along the property lines situated within these "Variable Width Private Drainage Easements" but with the exception that they are NOT set in the centerline of roadway nor at roadway intersections and points of curvature, as the symbols herein may represent.
13. Variable Width Private Drainage Easements (VWPDE) shall be maintained by lot owners and/or home owners association and shall not be maintained by the City of Huntsville or Walker County.
14. The natural drainage channels (whether or not they are within a dedicated "DE" or "WVDE") that are located within the subdivision and any other easement or restriction area shall not be altered in any way. Landowner may place underground and surface foot trails within these natural drainage channels for maintenance and/or improvement. Development will be allowed within the bounds of these easements. 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.
15. All lots and unrestricted reserve areas within the subdivision and the owners thereof must continue to accept all existing drainage lines and drainage structures in place or proposed at the time of development which are a part of or necessary to the public roads infrastructure in public system of drainage in addition to all natural flow 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, not set out in a water or drainage of the lot owner's responsibility to provide for excess runoff and drainage created by the permitted development.
16. All Drainage Easements labeled as "DE" are typical right angle off of right-of-way.
17. 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.
18. Based on calculations made from available data, by the undersigned engineer, the land owner may construct drainage cover (structures, culverts, catchbasins, 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 retention facilities may be required to accommodate the additional impervious cover. The study and any improvement/development will be allowed within the bounds of these easements. 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.

PUBLIC EASEMENT NOTES

19. All public easements denoted on the plat are hereby dedicated to be used by the public forever. Any public utility, including the City of Huntsville and/or Walker County, may use the easements for ingress and egress, maintenance and/or any other use of the easement without the necessity of any type of getting the permission of the property owner. Any public utility, including the City of Huntsville and/or Walker County, may use the easements for ingress and egress, maintenance and/or any other use of the easement without the necessity of any type of getting the permission of the property owner. Any public utility, including the City of Huntsville and/or Walker County, may use the easements for ingress and egress, maintenance and/or any other use of the easement without the necessity of any type of getting the permission of the property owner. Any public utility, including the City of Huntsville and/or Walker County, may use the easements for ingress and egress, maintenance and/or any other use of the easement without the necessity of any type of getting the permission of the property owner.
20. A twenty (20) foot public utility easement (PUE) 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 (NTE) is established adjacent to all road rights-of-way.

TEXAS GRAND RANCH APPROVED VARIANCES

21. See Development Agreement Between The City of Huntsville, Texas and I Team Grand Ranch, LLC, dated April 25, 2017, recorded in Vol. 1279, Pg. 1, Walker County Official Public Records (WCOPR).
22. Modification of Subdivision Standard, approved July 18, 2018 for the staff length of the access to Reserve "A" in Block 28 to exceed the maximum allowed of 100 feet for nonresidential lots per Table 5-1: Lot and Building Setback regulations.
23. Modification of Subdivision Standard approved July 18, 2018 for Lot 44, Block 28 to not meet the width to depth ratio where the lot width cannot be more than 2 times the lot depth per Table 5-1: Lot and Building Setback regulations.

THIS SHEET - NOT TO SCALE

PLAT OF TEXAS GRAND RANCH SECTION 12
CONTAINING 3 BLOCKS, 1 RESERVE AND 83 LOTS

A SUBDIVISION CONTAINING 192.98 ACRES OF LAND, BEING THE RESIDUE OF A CALLED 3314.028 ACRE TRACT DESCRIBED IN A DEED TO I TEXAS GRAND RANCH, LLC RECORDED IN VOLUME 1271, PAGE 484, OFFICIAL PUBLIC RECORDS, WALKER COUNTY, TEXAS, W. D. GLASSCOCK SURVEY, A-222 J. B. WILSON SURVEY, A- 607 WALKER COUNTY, TEXAS

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

INDIVIDUAL SHEETS CONTENTS

1	Vicinity Map, Notes, Sheet Index
2	Certifications and Dedications
3	Blocks 22, 28 and 29, ROW Curve and Line Table
4	Blocks 22, 28 and 29
5	Detail View of Blocks 22, 28 and 29
6	Detail View of Blocks 26 and 28, WLF Line Table

JANUARY 2020

NAMKEN, INC.
P. O. Box 1158, New Waverly, TX 77358
TBPPLS Firm No. 10194000
936-661-3325

Job No. 19-040

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 12 in (the ETJ of the City 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

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

NOTARY PUBLIC ACKNOWLEDGEMENT

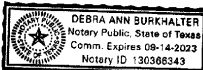
STATE OF TEXAS,
COUNTY OF WALKER.

This instrument was acknowledged before me

Dated this 16 day of January, 20 20

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 17th day of January, 20 20

J. 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 17th day of January, 20 20

Janet Ridley

City of Huntsville Planning Officer

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 17th day of January, 20 20, in the Plat Records of

Walker County in Volume 7, Page 1

By: Kari A. French County Clerk
Janet Ridley Deputy Clerk
Kari A. French, County Clerk
Walker County, Texas

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
TBPELS Firm No. 18504
204 W. Montgomery St.
Willis, TX 77378



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.

[Signature] 1-16-20

Michael A. Namken
Registered Professional Land Surveyor No. 6533



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 16th day of JANUARY, 20 20

SO Woods

Chairman

PLAT OF
TEXAS GRAND RANCH
SECTION 12

CONTAINING 3 BLOCKS, 1 RESERVE AND 83 LOTS

A SUBDIVISION CONTAINING 192.98 ACRES OF LAND,
BEING THE RESIDUE OF A CALLED 3314.026 ACRE TRACT
DESCRIBED IN A DEED TO I TEXAS GRAND RANCH, LLC
RECORDED IN VOLUME 1271, PAGE 484, OFFICIAL
PUBLIC RECORDS, WALKER COUNTY, TEXAS,
W. D. GLASSCOCK SURVEY, A-222
J. B. WILSON SURVEY, A- 607
WALKER COUNTY, TEXAS

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

INDIVIDUAL SHEETS CONTENTS	
1	Vicinity Map, Notes, Sheet Index
2	Certifications and Dedications
3	Blocks 22, 28 and 29, ROW Curve and Line Table
4	Blocks 22, 28 and 29
5	Detail View of Blocks 22, 28 and 29
6	Detail View of Blocks 28 and 29, WDE Line Table

JANUARY 2020

NAMKEN, INC.
P. O. Box 1158, New Waverly, TX 77358
TBPELS Firm No. 10194080
936-661-3325

Job No. 19-040

P:\MS\Jobs\01_Survey\0185-1919-040_TBPELS_SECTION_12\DWG\PLAT - STRIP.dwg FOR Sect 12 PLAT.dwg, SHEET 2, 1/15/2020 1:37:32 PM, AWM

CURVE	ACR	LENGTH	RADIUS	BEARING	CHORD	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	20.70	600.00	S 18°58'37" E	70.68	645.04			
C2	20.70	600.00	S 18°58'37" E	70.68	645.04			
C3	541.99	600.00	N 10°16'28" E	323.21	5145.07			
C4	182.53	600.00	N 24°30'57" E	161.44	2719.09			
C5	674.57	600.00	S 03°56'43" W	630.54	6424.58			
C6	38.80	25.00	N 22°06'44" E	35.02	88°55'45"			
C7	39.74	25.00	S 67°53'16" E	35.68	91°04'15"			
C8	21.68	25.00	S 40°28'29" E	21.00	49°40'42"			
C9	292.54	60.00	N 74°23'55" E	77.65	27921.34			
C10	21.68	25.00	S 09°14'18" W	21.00	49°40'42"			
C11	21.68	25.00	S 88°35'00" E	21.00	49°40'42"			
C12	292.54	60.00	N 74°23'55" E	77.65	27921.34			
C13	21.68	25.00	N 41°44'13" E	21.00	49°40'42"			
C14	39.74	25.00	S 67°53'16" E	35.68	91°04'15"			
C15	38.80	25.00	S 22°06'43" W	35.02	88°55'45"			
C16	39.74	25.00	S 67°53'16" E	35.68	91°04'15"			
C17	39.74	25.00	S 67°53'16" E	35.68	91°04'15"			
C18	39.74	25.00	S 67°53'16" E	35.68	91°04'15"			
C19	39.74	25.00	S 67°53'16" E	35.68	91°04'15"			
C20	21.68	25.00	S 40°28'29" E	21.00	49°40'42"			
C21	292.54	60.00	N 74°23'55" E	77.65	27921.34			
C22	21.68	25.00	S 78°41'22" E	21.00	49°40'42"			
C23	39.74	25.00	S 67°53'16" E	35.68	91°04'15"			
C24	39.74	25.00	S 67°53'16" E	35.68	91°04'15"			
C25	21.68	25.00	S 03°25'12" E	21.00	49°40'42"			
C26	292.54	60.00	N 74°23'55" E	77.65	27921.34			
C27	21.68	25.00	N 53°08'00" W	21.00	49°40'42"			

LINE	BEARING	DISTANCE
L1	S 0°19'44" E	75.24
L2	N 28°15'36" W	44.10
L3	N 55°07'17" E	149.98



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

LEGEND

DE	Drainage Easement
PUE & NTE	Public Utility Easement & Non-trail Easement
WLE	Waterline Easement
WCOPR	Walker County Official Public Records
WCOPR	Walker County Official Public Records
WCOPR	Walker County Plot Records
WVDE	Variable Width Private Drainage Easement
o	Set 5/8" Iron Rod w/cap marked "MICHAEL A. NAMKEN"
o	RPLS 65333, UNLESS otherwise noted
(22)	Block Number

INDIVIDUAL SHEETS CONTENTS

1	Vacinity Map, Notes, Sheet Index
2	Certifications and Dedications
3	Blocks 22, 28 and 29, ROW Curve and Line Table
4	Blocks 22, 28 and 29
5	Detail View of Blocks 22, 28 and 29
6	Detail View of Blocks 22 and 23, WME Line Table

**PLAT OF
TEXAS GRAND RANCH
SECTION 12**
CONTAINING 3 BLOCKS, 1 RESERVE AND 83 LOTS

A SUBDIVISION CONTAINING 192.98 ACRES OF LAND,
BEING THE RESIDUO OF A CALLED 3314.028 ACRE TRACT
DESCRIBED IN A DEED TO TEXAS GRAND RANCH, LLC
RECORDED IN VOLUME 1271, PAGE 484, OFFICIAL
PUBLIC RECORDS, WALKER COUNTY, TEXAS,
W. D. GLASSCOCK SURVEY, A-222
J. B. WILSON SURVEY, A-607
WALKER COUNTY, TEXAS

JANUARY 2020
NAMKEN, INC.
P. O. Box 1158, New Haven, TX 77558
TEPELS, Firm No. 10194090
936-661-3325

P:\PROJECTS\2019\19-040 TEX SECTION 12\DWG\PLAT - SET 5/8" IRON ROD SET PLAT.dwg, SHEET 3, 1/15/2020 1:30:00 PM, AMM

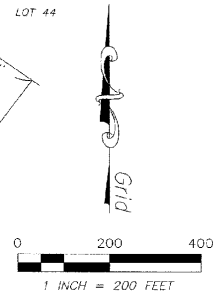
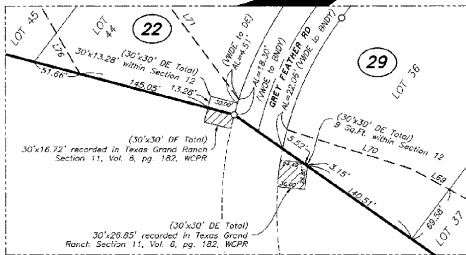
DETAIL VIEW "A"

(See Sheet 3)
See Sheet 6 for Line Table



DETAIL VIEW "B"

(See Sheet 3)



**PLAT OF
TEXAS GRAND RANCH
SECTION 12**

CONTAINING 3 BLOCKS, 1 RESERVE AND 83 LOTS

A SUBDIVISION CONTAINING 192.98 ACRES OF LAND,
BEING THE RESIDUE OF A CALLED 3314.028 ACRE TRACT
DESCRIBED IN A DEED TO 1 TEXAS GRAND RANCH, LLC
RECORDED IN VOLUME 1271, PAGE 484, OFFICIAL
PUBLIC RECORDS, WALKER COUNTY, TEXAS,
W. D. GLASSCOCK SURVEY, A-222
J. B. WILSON SURVEY, A- 607
WALKER COUNTY, TEXAS

JANUARY 2020

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

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

INDIVIDUAL SHEETS CONTENTS

1	Vicinity Map, Notes, Sheet Index
2	Certifications and Dedications
3	Blocks 22, 28 and 29, ROW Curve and Line Table
4	Blocks 22, 28 and 29
5	Detail View of Blocks 22, 28 and 29
6	Detail view of Blocks 28 and 29, WIDE Line Table

LEGEND

- DE Drainage Easement
- PUE & NTE Public Utility Easement & Nature Trail Easement
- WLE Waterline Easement
- WCOR Walker County Dead Records
- WCOPR Walker County Official Public Records
- WCPR Walker County Plat Records
- VWDE Variable Width Private Drainage Easement
- Set 5/8" Iron Rod w/cop marked "MICHAEL A. NAMKEN"
- RPLS 60333, UNLESS otherwise noted
- 22 Block Number

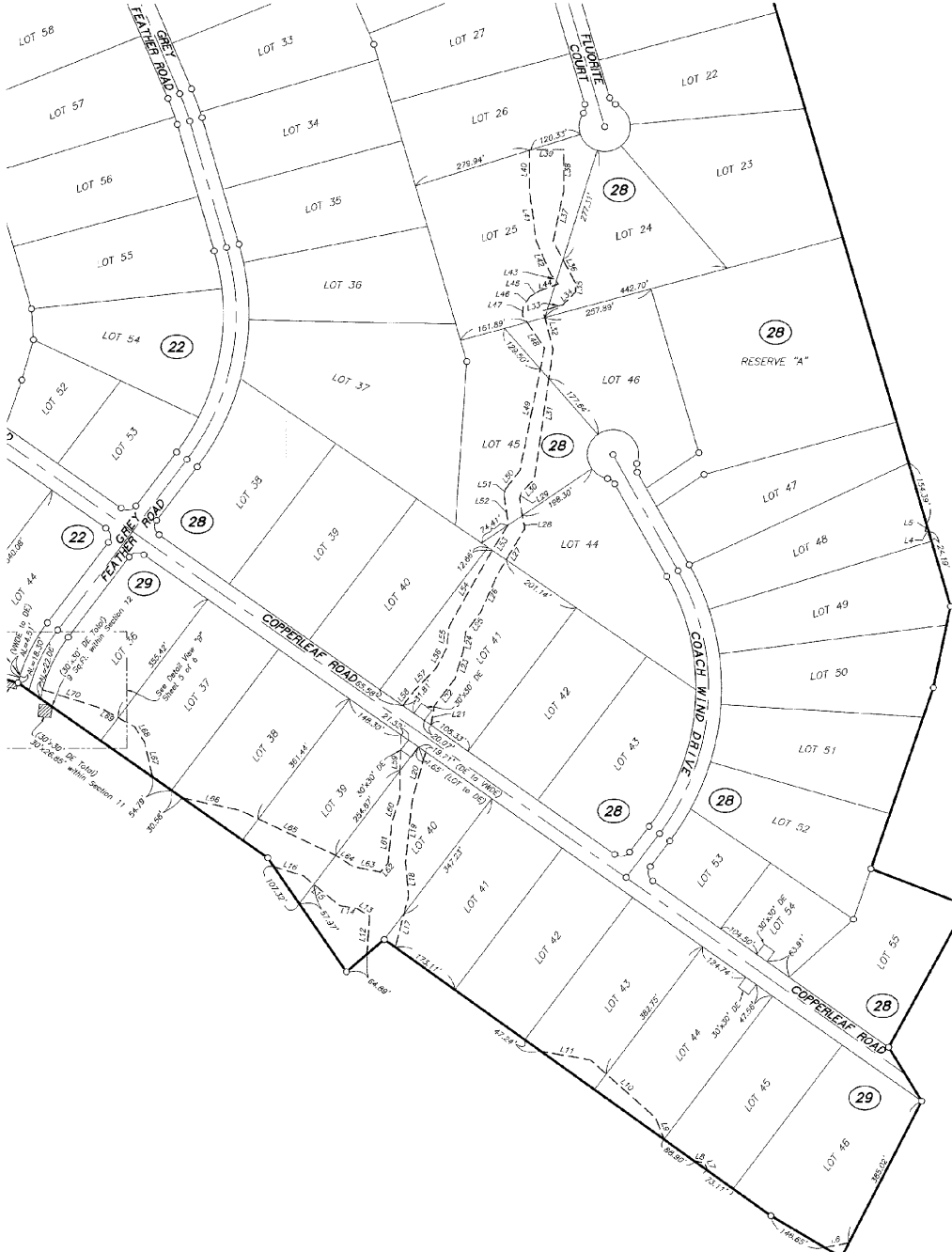
Job No. 19-040

P:\MSCT\040175\1919-040 TCR SECTION 12\DWG\PLAT - 51619-040 TCR sheet 12 PLAT.dwg, SHEET 5, 1/15/2020 1:50:24 PM, AMM

DETAIL VIEW "C"

(See Sheet 4)

LINE BEARING	DISTANCE	LINE BEARING	DISTANCE
L4	N 88°11'20" W 6.70	L61	S 04°26'47" W 63.37
L5	N 08°32'30" E 18.07	L62	S 38°09'51" W 129.25
L6	E 20°12'52" W 58.18	L63	N 78°24'21" W 58.11
L7	N 24°59'49" W 22.25	L64	N 56°06'59" W 49.88
L8	N 81°18'09" W 22.61	L65	N 63°53'59" W 246.02
L9	N 20°20'08" W 55.30	L66	N 77°03'25" W 140.36
L10	N 42°14'00" W 202.95	L67	N 12°31'25" W 87.93
L11	N 79°47'11" W 118.04	L68	N 31°50'52" W 43.94
L12	N 03°27'46" E 31.05	L69	N 69°20'33" W 91.12
L13	N 58°02'51" W 34.53	L70	N 77°42'59" W 142.81
L14	N 60°14'16" W 41.24	L71	N 45°13'12" W 156.89
L15	N 49°09'25" W 111.30	L72	N 04°25'10" W 44.24
L16	N 72°33'32" W 72.42	L73	N 27°36'01" W 172.32
L17	N 14°00'02" E 127.84	L74	N 05°19'46" W 58.99
L18	N 04°52'53" W 84.89	L75	N 03°37'18" W 33.00
L19	N 05°57'32" E 150.76	L76	N 28°56'35" W 262.40
L20	N 15°03'01" E 121.63	L77	N 04°25'10" W 49.83
L21	N 08°08'58" E 48.33	L78	N 22°02'12" W 374.45
L22	N 35°59'15" E 82.77	L79	N 01°46'12" W 120.64
L23	N 16°29'00" E 59.88	L80	N 12°02'41" W 150.44
L24	N 07°31'09" E 46.98	L81	N 01°43'51" W 174.89
L25	N 35°49'00" E 58.69	L82	N 54°05'49" W 112.17
L26	N 21°36'02" E 105.45	L83	S 58°03'18" W 113.74
L27	N 29°42'14" E 128.18	L84	N 54°18'13" W 143.14
L28	N 09°03'09" W 74.80	L85	N 42°25'07" W 87.84
L29	N 12°21'45" E 14.09	L86	N 20°55'51" W 63.72
L30	N 43°39'26" E 44.96	L87	N 30°43'04" W 57.31
L31	N 07°56'45" E 318.93	L88	N 11°25'03" W 85.14
L32	N 13°42'40" W 97.07	L89	N 03°57'29" W 173.72
L33	N 71°05'49" E 48.07	L90	N 30°03'41" E 186.48
L34	N 43°58'24" E 42.95	L91	N 33°58'28" E 197.66
L35	N 06°58'10" E 20.87	L92	N 24°42'26" E 178.01
L36	N 27°07'49" W 115.10	L93	N 34°05'56" E 225.62
L37	N 11°53'42" E 125.96	L94	N 55°56'49" W 29.85
L38	N 00°14'16" W 99.55	L95	S 34°09'11" W 228.10
L39	S 89°45'44" W 80.00	L96	S 24°42'26" W 179.06
L40	S 00°14'16" E 99.55	L97	S 33°58'28" W 198.23
L41	S 07°04'02" E 129.09	L98	S 39°33'47" W 136.63
L42	S 22°49'49" E 87.86	L99	N 76°43'19" W 125.27
L43	S 37°13'58" E 30.44	L100	S 58°03'18" W 1107.89
L44	S 70°14'19" W 46.82	L101	N 54°18'13" W 123.07
L45	S 58°27'52" W 45.15	L102	N 22°25'09" W 28.99
L46	S 33°06'42" W 29.22	L103	N 20°55'51" W 61.99
L47	S 03°14'57" W 22.08	L104	N 29°48'06" W 175.48
L48	S 35°01'21" E 93.92	L105	S 54°19'11" E 128.87
L49	S 11°02'36" W 303.18	L106	S 84°59'57" W 139.40
L50	S 35°53'08" W 55.94	L107	N 80°57'56" W 125.79
L51	S 14°21'45" W 14.09	L108	N 28°11'37" W 101.38
L52	S 07°17'00" E 75.63	L109	N 32°52'17" W 82.20
L53	S 30°37'30" W 92.14	L110	N 80°15'42" W 31.00
L54	S 28°37'25" W 189.69	L111	N 13°27'40" E 30.00
L55	S 07°30'17" W 55.97	L112	S 71°01'51" E 45.99
L56	S 28°50'58" W 53.20	L113	N 69°49'50" E 86.06
L57	S 43°03'00" W 76.82	L114	S 57°19'54" E 60.88
L58	S 36°20'12" W 42.51	L115	N 85°00'06" E 134.22
L59	S 01°18'49" W 153.12	L116	S 54°49'03" E 58.29
L60	S 18°52'56" W 67.02	L117	S 86°04'18" E 144.29



LEGEND

DE	Drainage Easement
PUE & NTE	Public Utility Easement & Nature Trail Easement
WLC	Waterline Easement
WCOR	Walker County Deed Records
WCOPR	Walker County Official Public Records
WCPR	Walker County Plat Records
VWDE	Variable Width Private Drainage Easement
○	Set 5/8" Iron Rod w/coo marked "MICHAEL A. NAMKEN"
○	HPLS 6333, UNLESS otherwise noted
(28)	Block Number

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

INDIVIDUAL SHEETS CONTENTS

1	Vicinity Map, Notes, Sheet Index
2	Certifications and Dedications
3	Blocks 22, 28 and 29, ROW Curve and Line Table
4	Blocks 22, 28 and 29
5	Detail View of Blocks 22, 28 and 29
6	Detail View of Blocks 28 and 29, VWDE Line Table

**PLAT OF
TEXAS GRAND RANCH
SECTION 12**
CONTAINING 3 BLOCKS, 1 RESERVE AND 83 LOTS

A SUBDIVISION CONTAINING 192.98 ACRES OF LAND,
BEING THE RESIDUE OF A CALLED 3.514.078 ACRES TRACT
DESCRIBED IN A DEED TO 1 TEXAS GRAND RANCH, LLC
RECORDED IN VOLUME 1271, PAGE 484, OFFICIAL
PUBLIC RECORDS, WALKER COUNTY, TEXAS,
W. D. GLASSCOCK SURVEY, A-222
J. B. WILSON SURVEY, A- 607
WALKER COUNTY, TEXAS

JANUARY 2020
NAMKEN, INC.
P. O. Box 1153, Naverly, TX 77358
ISPELS Firm No. 10194090
936-661-3325

Job No. 19-040

P:\NCS\Job\01 Survey\JOBS-19\19-040 TOR SECTION 12\DWG\PLAT - 51218-140 TGR Sect 12 Plat.dwg, Shr. 6, 1/15/2020 15:13:13 PM, AMM