

VICINITY MAP
Not To Scale

- LEGEND**
- Found 5/8" Iron Rod w/blue 1-3/4" cap
 - ⊙ mkd. "MICHAEL A. NAMKEN RPLS 6533"
 - ⑤ Block Number
 - BL Build Line
 - DE Drainage Easement
 - NTE Nature Trail Easement
 - PUE Public Utility Easement
 - VB Vegetative Buffer
 - WCDR Walker County Deed Records
 - WCOPR Walker County Official Public Records
 - WCOR Walker County Official Records
 - WCPR Walker County Plat Records

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS,
COUNTY OF WALKER.

We, the undersigned, owners of the land shown on this plat and designated as the Minor Plot of Lot 9A (A Replat of lots 9 and 10), Block 5, Section 1 of Estates of Texas Grand Ranch in the ETJ of the City of Huntsville, Walker County, Texas, and whose name is subscribed hereto, do hereby dedicate to the use of the public forever, streets, parks, easements and public places shown thereon for the purpose and consideration therein expressed.

Jason Jordan
Jason Jordan

Jessica Jordan
Jessica Jordan

OWNER DEVELOPER
Jason and Jessica Jordan
12227 Seagrape Lane
Conroe, Texas 77304

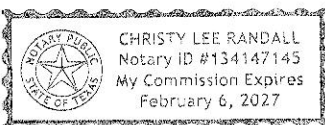
NOTARY PUBLIC ACKNOWLEDGEMENT

STATE OF TEXAS,
COUNTY OF WALKER.

This instrument was acknowledged before me on the 2nd day of

February, 2026
by Jason Jordan.

Christy Lee Randall
Notary Public for State of Texas



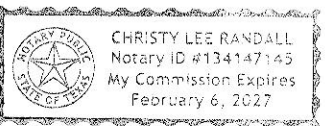
NOTARY PUBLIC ACKNOWLEDGEMENT

STATE OF TEXAS,
COUNTY OF WALKER.

This instrument was acknowledged before me on the 2nd day of

February, 2026
by Jessica Jordan.

Christy Lee Randall
Notary Public for State of Texas



LIENHOLDER ACKNOWLEDGMENT AND SUBORDINATION STATEMENT

I (or we), Education First Federal Credit Union, owner(s) and holder of a lien against the property described as Lots 9 & 10, Block 5 of Estates of Texas Grand Ranch Section 1, said Property recorded in Volume 8, Page 64A and 65B, Plat Records of Walker County, Texas, said lien being evidenced by instrument of record as Inst. 2025-108246, of the Official Public Records of Walker County, Texas, do hereby in all things subordinate to said plot said lien, and I (we) hereby confirm that I am (we are) the present owner(s) of said lien and have not assigned the same nor any part thereof.

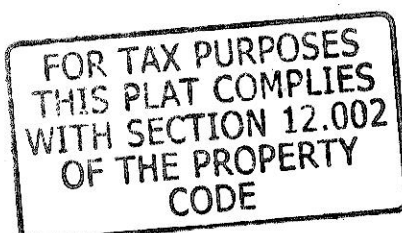
By: *Cathleen Canter*
Name/Title: Cathleen Canter - VP Lending

NOTARY PUBLIC ACKNOWLEDGMENT

STATE OF TEXAS,
COUNTY OF WALKER.

This instrument was acknowledged before me on the 16th day of
March, 2026, by Cathleen Canter of
Education First Federal Credit Union.

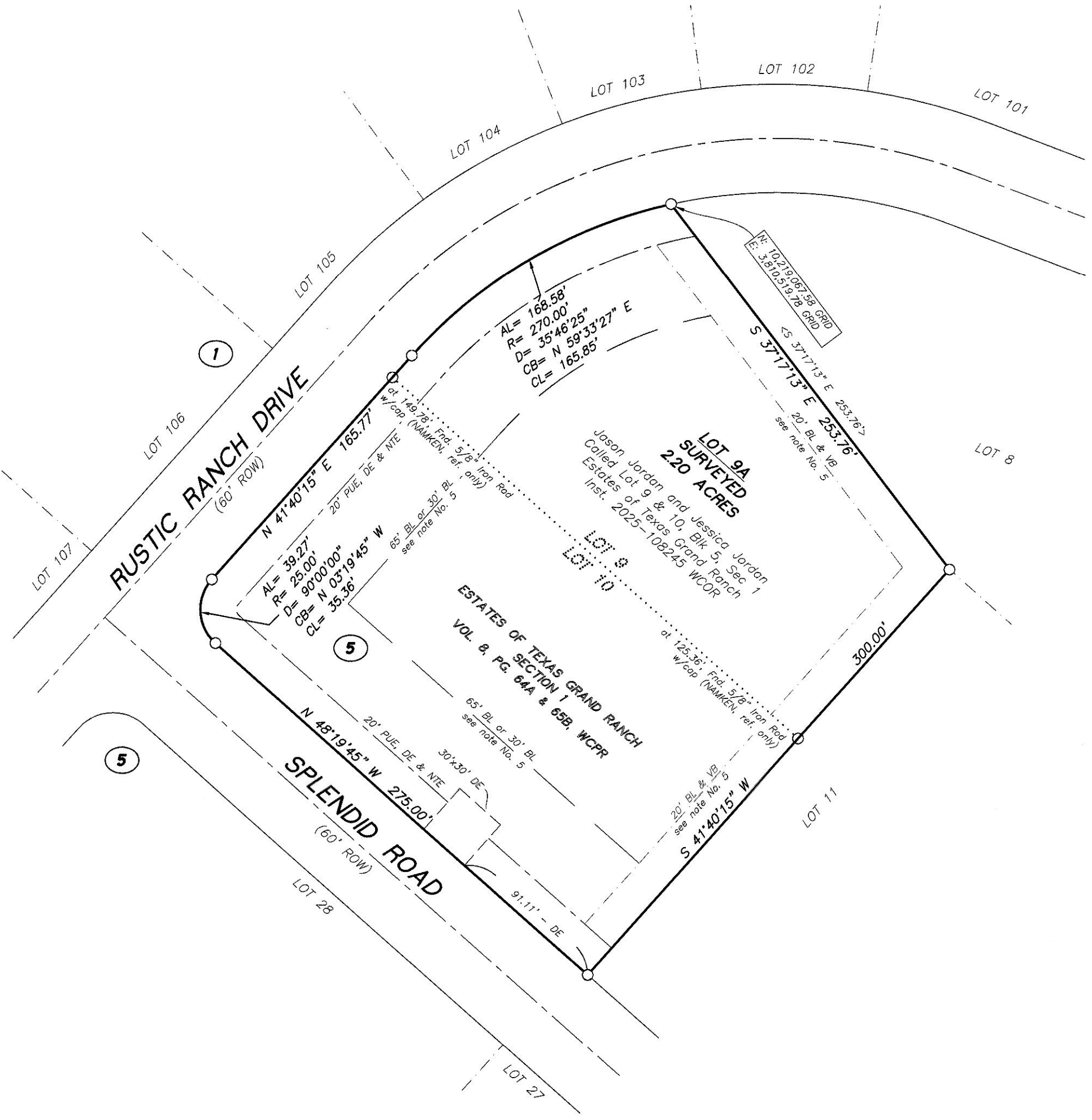
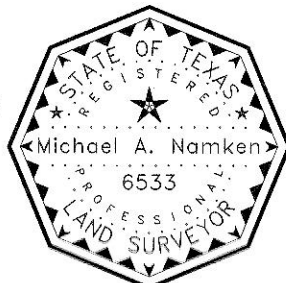
Melissa Phillips
Notary Public for State of Texas



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
Michael A. Namken
Registered Professional Land Surveyor No. 6533



NOTES:

1. The Plat of ESTATES OF TEXAS GRAND RANCH, SECTION 1 is recorded in Volume 8, Page 64A & 65B of the Plat Records, Walker County Texas.
 2. The purpose of this Minor Plat is to combine Lots 9 and 10, Block 5, Section 1 of Estates of Texas Grand Ranch into one LOT 9A as shown hereon.
 3. Bearings, Distances, Coordinates and Areas hereon are Grid and referenced to the Texas State Plane Coordinate System, Central Zone, NAD 83, and the City of Huntsville Mapping Control Network and based on Control Monument No. 7262, having published coordinates of N=10,231,650.757 feet, E=3,802,783.195 feet, Elev.=312,999 feet and GPS observations. Distances are U.S. Survey Feet (Grid) and may be converted to geodetic horizontal (Surface) by dividing by a Combined Scale Factor of 0.99986.
 4. Based on the graphic location of the available GIS data from the Federal Emergency Management Agency (FEMA) Flood Map Service Center (<https://msc.fema.gov/portal/search>) superimposed upon the subject tract, and based on the FEMA Flood Insurance Rate Map, revised 16 August 2011, Walker County #481042, Map No. 48471C0500D, Panel 0500D, this property is located within Flood Hazard Zone "X" OTHER AREAS (areas determined to be outside the 0.2% annual chance floodplain). 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.
 5. Lot 9A is subject to the most current Covenants, Conditions and Restrictions for Texas Grand Ranch, a copy of which can be found in the public record of Walker County, Texas. All Lot setbacks shall be in accordance with said recorded Covenants, Conditions and Restrictions for Texas Grand Ranch:
 - 65' Front Building Line along road rights-of-way (for corner lots, front being defined as the direction of the front door)
 - 20' Rear Building Line
 - 10' Building Line along Side Lot Lines (for corner lots 30')
 6. All public easements denoted on the plat are hereby dedicated to the use of the public forever. Any public utility, including the 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 Walker County, 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 systems on any of the easements shown on this plat. Neither the 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.
 7. Monuments shown hereon as found are controlling monuments, unless noted as reference only.
 8. This survey was completed without an Abstract of Title. There may be easements and other matters not shown hereon.
- DRAINAGE ACCEPTANCE NOTE:**
9. All lots within the subdivision and the owners thereof must continue to accept all existing drainage flows and drainage structures in place at the time of the 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.
 10. Additionally, all Drainage and Impervious Cover notes (Notes 15-22) from the plat, Estates of Texas Grand Ranch, Section 1, as recorded in Vol. 8, pg. 64A & 65B, Walker County Plat Records, shall also apply hereon.

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 20th day of April, 2026

Lauree Yeager
Lauree Yeager, 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 this

21 day of April, 2026, in the Plat Records of

Walker County in Volume 9, Page 50

Kari A. French
Kari A. French, County Clerk
Walker County, Texas

Pam Wheeler
Pam Wheeler

MINOR PLAT OF

LOT 9A
(A REPLAT OF LOTS 9 AND 10)
BLOCK 5, SECTION 1,
ESTATES OF
TEXAS GRAND RANCH
JOHN W. INGERSOLL LEAGUE, A- 27
IN THE ETJ OF THE CITY OF HUNTSVILLE
WALKER COUNTY, TEXAS

SURVEYED JANUARY 19, 2026



1 INCH = 60 FEET

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

Job No. 26-008

SHEET 1 OF 1