

REPUBLIC GRAND RANCH SECTION 7 SHEET INDEX

OWNER / DEVELOPER

REPUBLIC GRAND RANCH, LLC
10154 West S.H. 150
New Waverly, TX 77358
828-713-1841

Gary P. Sumner,
Authorized Agent



- LEGEND**
- ④ Block Number
 - I/P Found Iron Pipe, size and cap as noted
 - I/P Found Iron Rod, size and cap as noted
 - Found 5/8" Iron Rod with 1-3/4" blue plastic cap mkt.
 - "MICHAEL A. NAMKEN RPLS 6533", UNLESS otherwise noted
 - Plant for Corner
 - ▨ Floodway Areas in Zone AE
 - ▨ Flood Zone AE
 - CFN Clerk's File Number
 - MCOR Montgomery County Deed Records
 - MCOPR Montgomery County Official Public Records
 - MCRRR Montgomery County Real Property Records
 - MCFR Montgomery County Plat Records
 - Min. FF Minimum Finished Floor Elevation
 - PUE, DE & NTE Public Utility Easement, Drainage Easement & Nature Trail Easement
 - VWDE Variable Width Private Drainage Easement
 - VB Vegetative Buffer

Sheet Number	Layout	Block
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3	Notes, Line and Curve Tables	Block 4
4	Blocks 4 and 5	Blocks 5 and 6
5	Blocks 5 and 7	Blocks 5 and 6
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8	Blocks 5 and 7	Blocks 1 and 6, Site Bench Mark
9	Blocks 4 and 5	Block 6
10	Block 4	

THIS SHEET NOT TO SCALE
PLAT OF
REPUBLIC GRAND RANCH SECTION 7
CONTAINING 7 BLOCKS, 220 LOTS, 3 RESERVES
A SUBDIVISION CONTAINING 456.83 ACRES OF LAND,
OUT OF THE RESIDUE OF 4818.84 ACRE REPUBLIC
GRAND RANCH, LLC TRACT, CLERK'S FILE No.
2019113827, MONTGOMERY COUNTY
OFFICIAL PUBLIC RECORDS
JOSE MARIA DE LA GARZA SURVEY, A-15
MONTGOMERY COUNTY, TEXAS

FEBRUARY 2022

Namken, Inc.
P.O. Box 1058, New Waverly, TX 77358
TARPLS Form No. 10194090
936-661-3325

DOC # 2022033795
Cabinet 002 - Sheet 0479



OWNERS ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS,
COUNTY OF MONTGOMERY.

I/We, Gary P. Sumner, Authorized Agent of Patten Companies, LLC, as the manager for Republic Grand Ranch, LLC, owner of the property subdivided in the above and foregoing map of REPUBLIC GRAND RANCH SECTION 7, do hereby make subdivision of said property for and on behalf of said Republic Grand Ranch, LLC, according to the lines, streets, lots, alleys, parks, building lines, and easements therein shown, and designate said subdivision as REPUBLIC GRAND RANCH SECTION 7, located in the JOSE MARIA DE LA GARZA SURVEY, A-15, Montgomery County, Texas, and on behalf of said Republic Grand Ranch, LLC, and 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/we, Gary P. Sumner, Authorized Agent of Patten Companies, LLC, as the manager for Republic Grand Ranch, LLC, owner of the property subdivided in the above and foregoing map of REPUBLIC GRAND RANCH SECTION 7, have complied or will comply with all regulations hereof 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 easements shown hereon.

FURTHER, we, Republic Grand Ranch, LLC, do hereby dedicate forever to the public a strip of land, a minimum fifteen (15) feet wide on each side of the center line 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 places, 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).

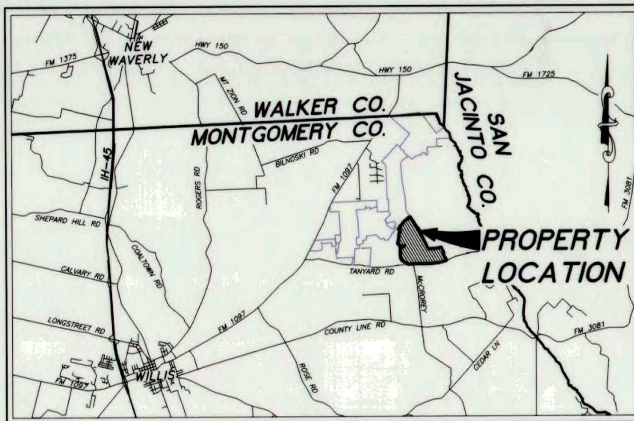
FURTHER, we do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of residential dwelling units thereon (or the placement of mobile home subdivision) and shall be restricted for same under the terms and conditions of such restrictions filed separately, unless otherwise noted.

IN TESTIMONY WHEREOF, Patten Companies, LLC, as the manager for Republic Grand Ranch, LLC has caused these presents to be signed by Gary P. Sumner, Authorized Agent, thereto authorized, and it's common seal hereunto affixed.

this 13th day of April, 2022

Patten Companies, LLC, as the manager for Republic Grand Ranch, LLC

[Signature]
By: Gary P. Sumner, Authorized Agent



VICINITY MAP
Not To Scale

OWNERS ACKNOWLEDGEMENT FOR CORPORATIONS

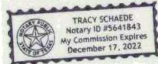
STATE OF TEXAS,
COUNTY OF MONTGOMERY.

BEFORE ME, the undersigned authority, on this day personally appeared Gary P. Sumner, Authorized Agent for Republic Grand Ranch, LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that they executed the same for the purpose and considerations therein expressed, and in the capacity therein and herein set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE.

Dated this 13th day of April,
2022 by Gary P. Sumner

[Signature]
Notary Public For State of Texas



COUNTY ENGINEER'S ACKNOWLEDGEMENT

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 or subdivision within the watershed.

[Signature]
Jeff Johnson, P.E., County Engineer

CERTIFICATION BY THE SURVEYOR

I, Michael A. Namken, am authorized (or 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 regulations; that all corners and angle points of the boundaries of the original tract to be subdivided of reference have been marked with iron (or other suitable permanent metal) pipe or rods have 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.

[Signature] 4-13-2022
Michael A. Namken
Registered Professional Land Surveyor No. 6533



OWNER / DEVELOPER

REPUBLIC GRAND RANCH, LLC
Gary P. Sumner, Authorized Agent
10154 S.H. 150,
New Waverly, TX 77358
928-713-1841

APPROVAL OF COMMISSIONERS COURT

This is to certify that the Commissioners Court of Montgomery County, Texas has approved the Plat of REPUBLIC GRAND RANCH, SECTION 7.

DATED this 24 day of April, 2022

[Signatures]
Robert C. Walker, Commissioner, Precinct 1
Mark Keough, County Judge
Charlie Riley, Commissioner, Precinct 2
James Meeks, Commissioner, Precinct 4

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS,
COUNTY OF MONTGOMERY.

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

April 24, 2022
at 9:30 o'clock A. M. and duly recorded on
April 26, 2022
at 10:40 o'clock A. M. in Cabinet 002, sheet 8479
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, Clerk County Court,
Montgomery County, Texas
[Signature]

PLAT OF
**REPUBLIC GRAND RANCH
SECTION 7**
CONTAINING 7 BLOCKS, 220 LOTS, 3 RESERVES

A SUBDIVISION CONTAINING 456.83 ACRES OF LAND,
OUT OF THE RESIDUE OF 4818.84 ACRE REPUBLIC
GRAND RANCH, LLC TRACT, CLERK'S FILE NO.
2019113827, MONTGOMERY COUNTY
OFFICIAL PUBLIC RECORDS
JOSE MARIA DE LA GARZA SURVEY, A-15
MONTGOMERY COUNTY, TEXAS

FEBRUARY 2022
Namken, Inc.
P.O. Box 1158, New Waverly, TX 77358
TELEPHONE: Firm No. 1094090
936-661-3325

DOC # 2022053795
Cabinet 002 Sheet 8480

Job No. 21-043

SHEET 2 OF 19

OWNER / DEVELOPER

REPUBLIC GRAND RANCH, LLC
Gary P. Sumner, Authorized Agent
10754 S.H. 156
New Waverly, TX 77358
928-713-1841

REPUBLIC GRAND RANCH SECTION 7 LINE & CURVE TABLES
BOUNDARY AND
R.O.W. CURVE TABLE

Table with columns: CURVE, ARC LENGTH, RADIUS, CHORD BEARING, CHORD LENGTH, DELTA ANGLE. Contains 44 rows of curve data.

DRAINAGE EASEMENT
LINE TABLES

Table with columns: LINE BEARING, DISTANCE. Contains 146 rows of drainage easement data.

GENERAL NOTES

- 1. The purpose of this plat is to create Republic Grand Ranch Section 7, being out of the residue of a called 4818.84 Acre tract recorded under Clerk's File Number 2019113827 MCDPR, and to dedicate the following:
- the sixty (60) foot road rights-of-way,
- the adjacent twenty (20) foot Public Utility Easements (PUE),
- the twenty (20) foot Foot Drains,
- the twenty (20) foot Nature Trail Easement,
- the Variable Width Private Drainage Easements and Drainage Easements not adjacent to the road rights-of-way as shown hereon, to the public.
2. Bearings, Distances, Coordinates, Elevations and Acres hereon are referenced to the Texas State Plane Coordinate System, Central Zone, NAD 83 (2011), NAD 83 (2011), NAD 83 (2011) and based upon N.G.S. OPUS post-processing, CORS Observations, Solid OPUS solution is based on NOS CORS to ROOT (PD D0885), TLL (PD D0808) and TNE (PD D0368). Distances are U.S. Survey Feet (0.04) and may be converted to metric horizontal (surface) by dividing by a Combined Scale Factor of 0.999976.
3. The site Bench Mark is shown on Sheet 18. Use the Datum information listed in Note 2 above.
4. Based on the graphic location of the available GIS data from the Federal Emergency Management Agency (FEMA) Flood Map Service Center (https://mnc.fema.gov/portals/search) superimposed upon the subject tract, and based on the FEMA Flood Insurance Rate Maps, revised 18 August 2014, Montgomery County #464243, Map No. 4833020500, Panel 02000, this property is located within:
- Flood Hazard Zone "X" OTHER AREAS (area determined to be outside the 0.2% annual chance floodplain),
- Flood Hazard Zone "AE" (area determined to be subject to the inundation by the 1% annual chance flood, WITH base flood elevations determined),
- and Flood Hazard Zone "A" (area determined to be the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment).
5. The Base Flood Elevations (BFE's) shown hereon are based on a detailed approximation of the referenced FEMA Flood Insurance Rate Map No. 4833020500, as well as the FEMA Flood Insurance Rate Map, revised 18 August 2014, Montgomery County #464243, Map No. 4833020500, Panel 02000.
6. Flood Hazard Zone "X" OTHER AREAS (area 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, located flooding can occur due to natural and/or man-made influences. This flood statement shall create no liability on the part of Namsen, Inc. or the undersigned.
7. 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.
8. 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 materials. Monumentations shown hereon as found are controlling monuments, unless noted as reference only. Please review the record instruments cited hereon to compare the surveyed bearings and distances with the record data.
9. The Owner(s) hereby certify that prior to completion of this subdivision section and where physically possible of lot corners, angle points and points of curvature of the lots located within the subdivision will be monumented on the ground with 3/8" iron rods with 1-3/4" diameter blue plastic caps marked MICHAEL A. NAMSEN RPLS 65351, 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 hereon may represent.
10. 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 entrance to each lot from the pavement of the street shall be paved with concrete or asphalt.
9. REPUBLIC GRAND RANCH SECTION 7 is subject to all current Reservations and Restrictions for Republic Grand Ranch, a copy of which can be found in the public record of Montgomery County, Texas. All Lot setbacks shall be in accordance with said recorded covenants, conditions, and restrictions for REPUBLIC GRAND RANCH SECTION 7.
- 100' Front Building Line along road rights-of-way for all lots 2.00 Acres and greater
- 75' Front Building Line along road rights-of-way for all lots 1.99 Acres and less
- 25' Building Line along the Side lot lines of all lots
- 20' Building Line along the Side lot lines of all lots
9. There is a twenty-five foot (25') Vegetative Buffer to the rear of the lots that adjoin private property and other areas as shown hereon. Within the twenty-five (25) foot Vegetative Buffer, no improvements shall be made and cutting of all natural vegetation is prohibited. See the Covenants, Conditions and Restrictions for REPUBLIC GRAND RANCH SECTION 7, which will be recorded as Public Record after the acceptance and recording of this plat for more details on the Vegetative Buffer.
10. All Lots shown hereon will be subject to Covenants, Conditions and Restrictions for REPUBLIC GRAND RANCH SECTION 7, which will be recorded as Public Record after the acceptance and recording of this Final Plat of REPUBLIC GRAND RANCH SECTION 7.
11. 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.
12. DRAINAGE AND IMPERVIOUS COVER
12.1 Finished floor elevations shall be a minimum of twelve (12) inches above finished adjacent grade.
12.2 The landowner is prohibited from constructing any improvements within any "Variable Width Private Drainage Easement" (VWDE) 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 ditches, 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".
13. Variable Width Private Drainage Easements" (VWDE) shall be maintained by Lot Owner(s) and/or Home Owners Association and shall not be maintained by Montgomery County.
14. 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 the bounds of these natural drainage channels. 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. Lots, reserve 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, road, 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 Montgomery County Engineer in writing prior to alteration of the drainage infrastructure herein described. It is the responsibility of the lot owner to obtain all necessary permits issued by the Montgomery 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.

BOUNDARY AND
R.O.W. LINE TABLE

Table with columns: LINE BEARING, DISTANCE. Contains 14 rows of boundary and R.O.W. line data.

VARIABLE WIDTH PRIVATE
DRAINAGE EASEMENT LINE TABLES

Table with columns: LINE BEARING, DISTANCE. Contains 44 rows of variable width private drainage easement data.

LEGEND

- Block Number
● 1/4" Found Iron Pipe, size and cap as noted
● 3/8" Found Iron Rod, size and cap as noted
○ Found 3/8" Iron Rod with 1-3/4" blue plastic cap (noted)
○ MICHAEL A. NAMSEN RPLS 65351, UNLESS otherwise noted
○ Point for Corner
○ Flood Zone AE
○ Flood Zone AE
○ Clerk's File Number
○ MCDPR Montgomery County Deed Records
○ MCDPR Montgomery County Official Public Records
○ MCDPR Montgomery County Real Property Records
○ MCRP Montgomery County Plat Records
○ Min. FF Minimum Finished Floor Elevation
○ PUE, DE or NE Public Utility Easement, Drainage Easement & Nature Trail Easement
○ VWDE Variable Width Private Drainage Easement
○ VBE Vegetative Buffer

INDIVIDUAL SHEETS INDEX
Table with columns: Sheet Number, Description, Page Number. Contains 10 rows of sheet index data.

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FEBRUARY 2022
Namsen, Inc.
P.O. Box 1054, New Waverly, TX 77358
TAPES File No. 10794900
956-661-3325
Job No. 21-043
SHEET 3 OF 19

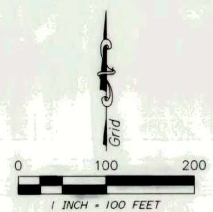
OWNER / DEVELOPER
 REPUBLIC GRAND RANCH, LLC
 10154 West S.H. 190
 New Waverly, TX 77358
 928-713-1841
 Gary P. Sumner,
 Authorized Agent

COPY



- LEGEND**
- ④ Block Number
 - IRF Found Iron Pipe, size and cap as noted
 - IRF Found Iron Rod, size and cap as noted
 - Found/Set 5/8" Iron Rod with 1-3/4" blue plastic cap mid.
 - "MICHAEL A. NAMKEN RPLS 6535", UNLESS otherwise noted
 - Point for Corner
 - ▨ Floodway Areas in Zone AE
 - ▨ Flood Zone AE
 - CFN Clerk's File Number
 - MCOPR Montgomery County Deed Records
 - MCOPR Montgomery County Official Public Records
 - MCOPR Montgomery County Real Property Records
 - MCPR Montgomery County Plat Records
 - Min. FF Minimum Finished Floor Elevation
 - PLE, DE & NTE Public Utility Easement, Drainage Easement & Nature Trail Easement
 - WIDE Variable Width Private Drainage Easement
 - VB Vegetative Buffer

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JOSE MARIA DE LA GARZA SURVEY, A-15
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FEBRUARY 2022
 Namken, Inc.
 P.O. Box 1158, New Waverly, Tx 77358
 18942-S, Form No. 0724090
 936-661-3325

DOC # 2022063785
 Cabinet 002 Sheet 8482