

Amending Plat
TEXAS GRAND RANCH
 SECTION 4B
 A SUBDIVISION OF
 151.199 ACRES OF LAND IN THE
 H. APPLEWHITE SURVEY, A-57,
 & IN THE T. GILLESPIE SURVEY, A-214
 WALKER COUNTY, TEXAS

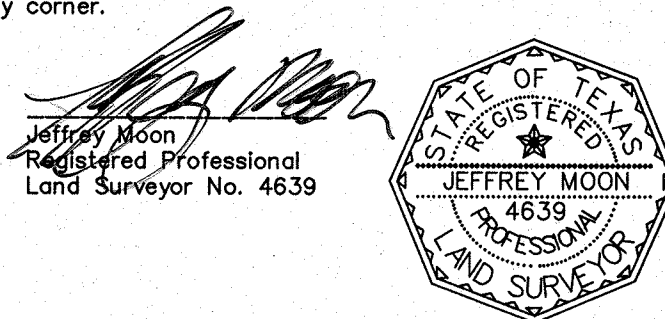
Containing 58 Lots, 3 Blocks
 SINGLE FAMILY RESIDENTIAL

June, 2017
 OWNER/DEVELOPER
 I Texas Grand Ranch LLC
 1015A SH150, New Waverly, Texas 77358
 (928) 713-1841
 (281) 851-0828
 rhowesconsulting@gmail.com

CERTIFICATION BY THE SURVEYOR

STATE OF TEXAS
 COUNTY OF MONTGOMERY

I, Jeffrey Moon, am registered under the laws of the State of Texas to practice the profession of Land Surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey on 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 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 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 tied to the nearest survey corner.



OWNER(S) ACKNOWLEDGMENT AND DEDICATION

STATE OF TEXAS Walker
 COUNTY OF

I, the undersigned, owner of the land shown on this plat, and designed as the TEXAS GRAND RANCH, SECTION 4B subdivision in (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 all streets, parks, water courses, drains, easements, drainage areas and public places shown thereon for the purpose and consideration therein expressed.

Renee Howes
 Signature
RENEE HOWES
 Printed Name
AUTHORIZED AGENT
 Title

NOTARY PUBLIC ACKNOWLEDGMENT

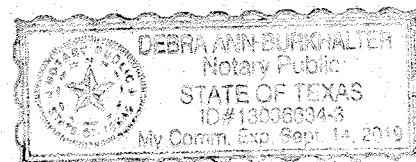
STATE OF TEXAS
 COUNTY OF WALKER

Before me, the undersigned authority on this day personally appeared Renee Howes, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that such person executed the same for the purpose and considerations therein stated.

Given under my hand and seal of office this the 13 day of June, 2017.

Notary Public, County of WALKER, State of TEXAS

Notary Signature: Debra Ann Burkhalter
 Printed Name: Debra Ann Burkhalter
 My Commission Expires: 9-14-2019



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 20th day of June, 2017, in the Plat Records of Walker County in Volume 6, Page 101.

Kari A. French, County Clerk
 Walker County, Texas

By: Jamie Buerling
 Deputy

CERTIFICATION BY THE CITY PLANNING OFFICER

I, the undersigned, Planning Officer of 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 14th day of June, 2017.

[Signature]
 City of Huntsville Planning Officer

CERTIFICATION BY THE CITY ENGINEER

STATE OF TEXAS
 COUNTY OF WALKER.

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

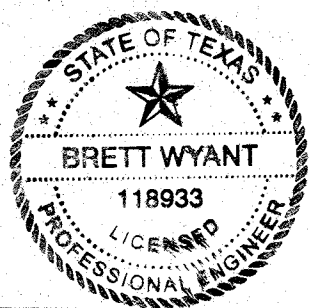
Dated this 14th day of June, 2017.

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

CERTIFICATION BY THE ENGINEER

STATE OF TEXAS
 COUNTY OF MONTGOMERY.

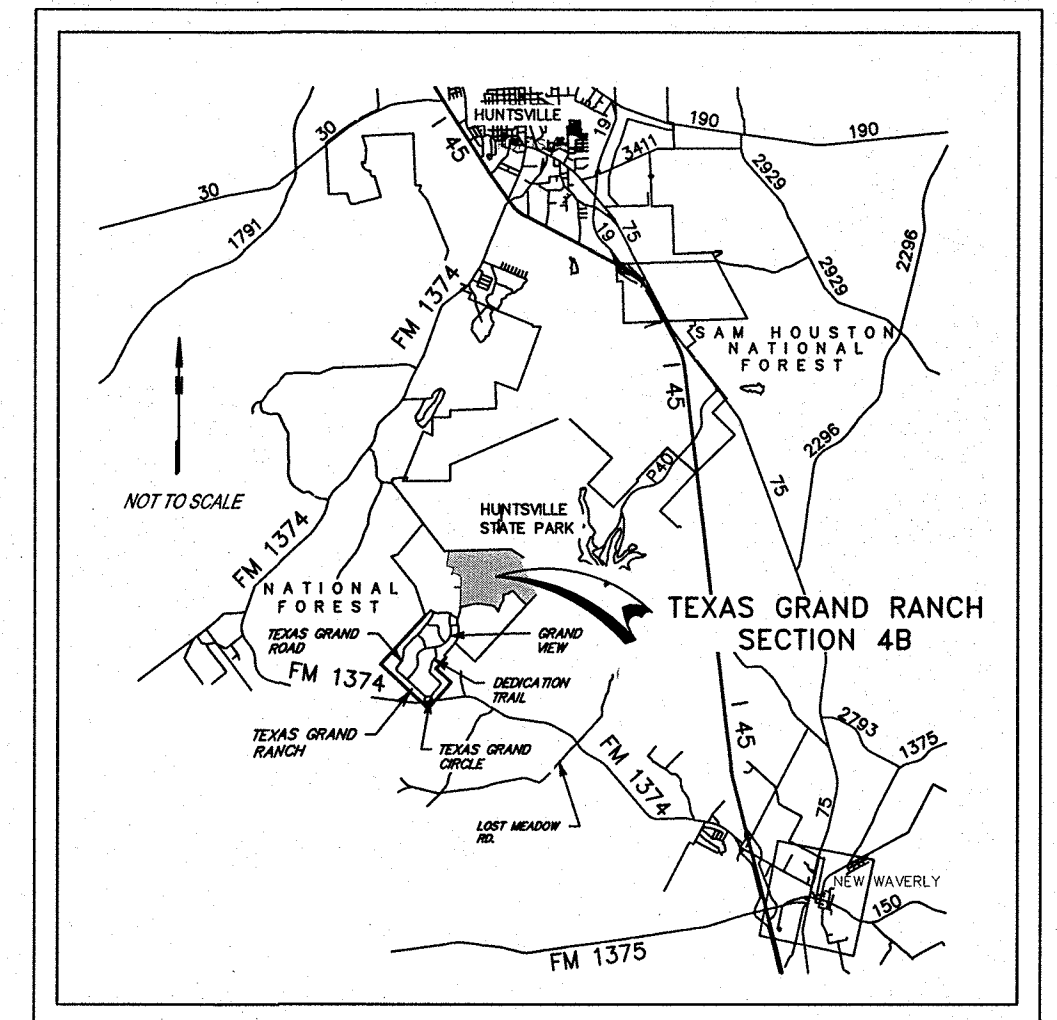
I, Brett Wyant, Registered Professional Engineer No. 118933 in the State of Texas, hereby certify that proper engineering consideration has been given this plat regarding design, construction and layout of public improvements.



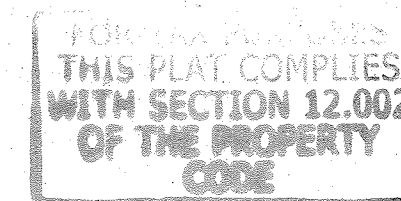
[Signature]
 Brett Wyant
 Register Professional Engineer
 Texas Registration No. 118933

TEXAS GRAND RANCH APPROVED VARIANCES DATED MAY 15, 2014:

- VARIANCE WAS GRANTED TO ALLOW FOR A NEW PUBLIC WATER SUPPLY SYSTEM TO BE CREATED AND CONSTRUCTED WITH AN EXPIRATION DATE FIVE (5) YEARS (MAY 15, 2019). BEFORE THE EXPIRATION DATE, THE DEVELOPER DOES HAVE THE OPPORTUNITY TO RESUBMIT APPLICATION FOR AN EXTENSION TO THIS REQUEST.
- THE VARIANCE WAS GRANTED TO ALLOW THE INSTALLATION OF FIRE HYDRANT WITHIN 1,000' OF ALL PORTIONS OF BUILDING SITES.
- VARIANCE WAS APPROVED ALLOWING A 22' PAVEMENT WIDTH AND 2' SHOULDERS ON ALL STREETS. THE RIGHT-OF-WAY WIDTH REMAINS THE REQUIRED 60'.
- VARIANCE WAS APPROVED FOR 3 (AND POSSIBLY ONE MORE IF BALL ROAD IS NOT OPEN) PROPOSED CUL-DE-SAC STREET LENGTHS - THAT EXCEED 1,000' IN LENGTH.
- VARIANCE WAS APPROVED TO ALLOW FOR INDIVIDUAL OSSF SYSTEM TO SERVICE EACH LOT.
- VARIANCE GRANTED TO NOT REQUIRE THE INSTALLATION OF STREET LIGHTS PER CODE.
- VARIANCE WAS GRANTED TO ALLOW LOTS TO EXCEED THE DEPTH TO WIDTH RATIO.
- VARIANCE GRANTED TO ALLOW FOR THE STAFF LENGTH OF THOSE LOTS TO EXCEED THE MAXIMUM OF 200'.



VICINITY MAP - Not to Scale



GENERAL NOTES:

1. THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM GRID, CENTRAL ZONE (NAD'83), AS DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS). THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET. DISTANCES, SHOWN HEREON, ARE U.S. SURVEY FEET IN "GRID" UNITS AND MAY BE CONVERTED TO "SURFACE" UNITS BY A COMBINED SCALE FACTOR OF 0.99988.
2. THE GRAPHIC LOCATION OF THE SUBJECT TRACT SUPERIMPOSED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48471C0500D, EFFECTIVE DATE AUGUST 16, 2011, INDICATES THAT PORTIONS OF THE SUBJECT TRACT ARE LOCATED WITHIN ZONE "A", DEFINED BY FEMA AS "100-YEAR FLOOD HAZARD AREA (WITHOUT 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.
3. 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.
4. ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH CAPPED 1/2"-DIAMETER IRON RODS (OR OTHER STABLE MATERIAL).
5. THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH CAPPED 1/2" IRON RODS (OR OTHER STABLE MATERIAL) PRIOR TO LOT SALES.
6. 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.
7. 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.
8. 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.
9. FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF EIGHT(8) INCHES ABOVE FINISHED ADJACENT GRADE.
10. THE LANDOWNER IS PROHIBITED FROM CONSTRUCTING ANY IMPROVEMENTS WITHIN ANY "PRIVATE DRAINAGE AREA" ON THIS PLAT. LANDOWNER MAY CLEAR UNDERBRUSH AND ESTABLISH FOOT TRAILS WITHIN THESE "PRIVATE DRAINAGE AREAS" 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 LOCATED WITHIN THESE "PRIVATE DRAINAGE AREAS" BUT IS LIMITED TO A FOUR(4) STRAND WIRE FENCE WITH PROVISIONS NOT TO IMPEDE THE FLOW OF STORM WATER WITHIN THE "PRIVATE DRAINAGE AREAS".
11. "PRIVATE DRAINAGE AREA" SHALL BE MAINTAINED BY LOT OWNERS AND/OR HOME OWNERS ASSOCIATION AND SHALL NOT BE MAINTAINED BY THE CITY OF HUNTSVILLE OR WALKER COUNTY.

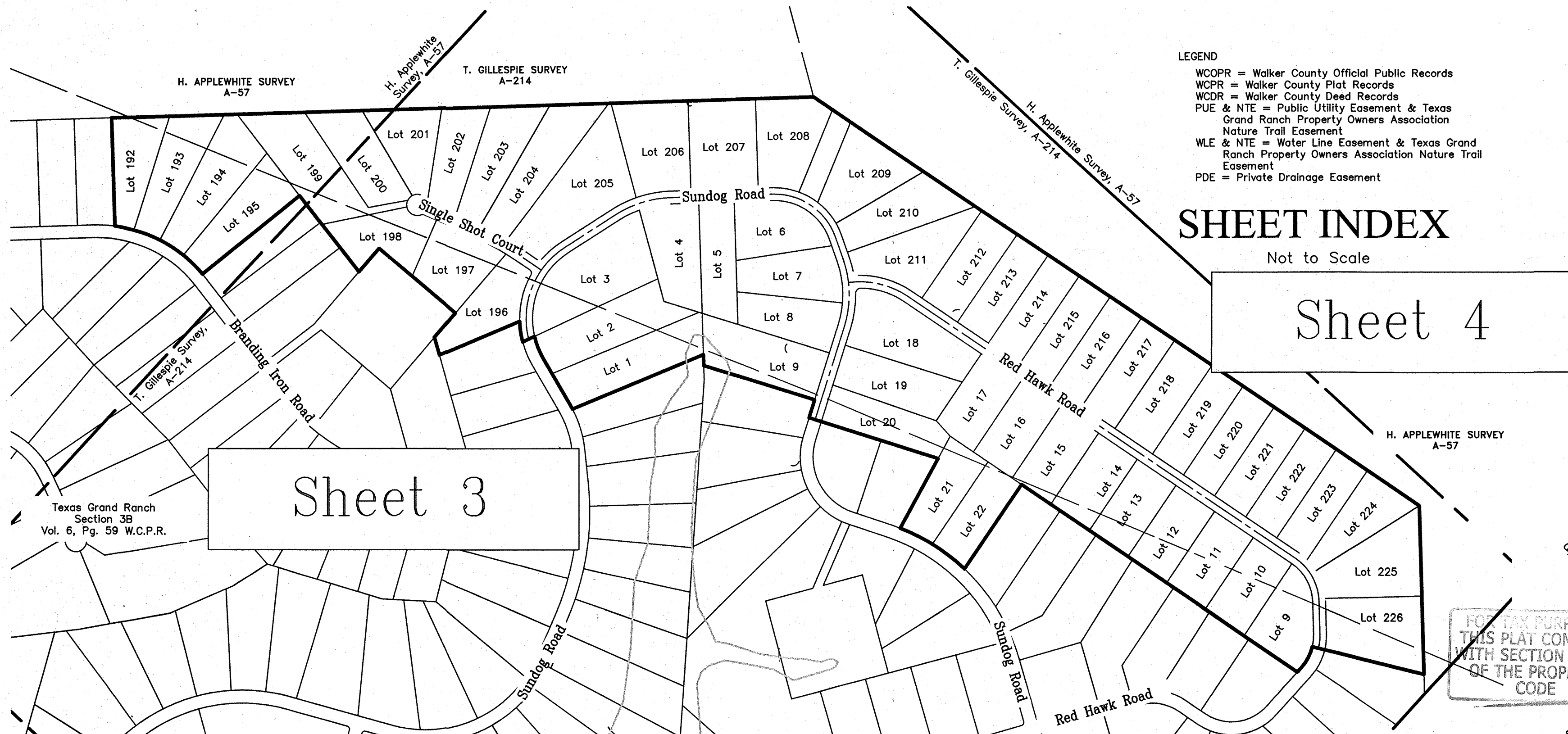
12. THE NATURAL DRAINAGE CHANNELS (WHETHER OR NOT THEY ARE WITHIN A DEDICATED "DRAINAGE AREA") THAT ARE LOCATED WITHIN VARIOUS LOTS AND UNRESTRICTED RESERVE AREAS THROUGHOUT THIS SUBDIVISION MAY NOT BE ALTERED IN ANY WAY. LANDOWNER MAY CLEAR UNDERBRUSH AND ESTABLISH FOOT TRAILS WITHIN THESE NATURAL DRAINAGE CHANNELS BUT NO VERTICAL IMPROVEMENTS / DEVELOPMENT WILL BE ALLOWED WITHIN 40 FEET OF THE CENTERLINE OF THE NATURAL LOW. FENCING IS ALLOWED ALONG THE PROPERTY LINES LOCATED WITHIN THESE NATURAL DRAINAGE CHANNELS BUT IS LIMITED TO A FOUR(4) STRAND WIRE FENCE WITH PROVISIONS NOT TO IMPEDE THE FLOW OF STORM WATER WITHIN THE DRAINAGE CHANNELS.
13. 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 PRIVATE 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 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 CITY OF HUNTSVILLE AND/OR WALKER COUNTY DO NOT ACT AS A WAIVER OR VARIANCE OF THE LOT OWNER'S RESPONSIBILITY.
14. 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 CITY OF HUNTSVILLE ENGINEER FOR APPROVAL AND MUST COMPLY WITH ALL CURRENT LOCAL, STATE, AND FEDERAL REGULATIONS INCLUDING THE CITY OF HUNTSVILLE SUBDIVISION REGULATIONS.
15. 1/2" I.R.'s SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
16. ALL 30' DRAINAGE EASEMENTS ARE TYPICAL RIGHT ANGLE OFF OF RIGHT-OF-WAY.
17. TEXAS GRAND RANCH, SECTION 4B IS OUT OF THE 2134.818 ACRE TRACT, RECORDED IN VOL 1132, PG. 355 WCOPR.
18. 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.
19. PURPOSE OF AMENDING PLAT IS TO CORRECT SCRIVENER'S ACREAGE ERROR ON LOT 205, BLOCK 6, AND LOT 3, BLOCK 11.
20. ALL PUBLIC "EASEMENTS" AND/OR "AREAS" DENOTED ON THE PLAT ARE DEDICATED TO BE USED BY THE PUBLIC FOREVER. ANY PUBLIC UTILITY, INCLUDING CITY OF HUNTSVILLE, 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 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 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.
21. A TWENTY (20) FOOT PUBLIC UTILITY EASEMENT (P.U.E.) AND I TEXAS GRAND RANCH PROPERTY OWNERS ASSOCIATION NATURE TRAIL EASEMENT IS ESTABLISHED ADJACENT TO ALL STREET RIGHT-OF-WAYS.

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Line Table		
Line #	Direction	Length
L1	S42°15'13"W	28.28
L2	N17°26'24"E	87.41
L3	N01°41'42"W	50.83
L4	N30°03'42"W	251.13
L5	S65°01'19"W	61.17
L6	N15°39'45"W	85.20
L7	N40°28'22"E	150.00
L8	S40°26'22"W	144.67
L9	S79°38'46"W	187.00
L10	N55°18'21"W	61.78
L11	S66°42'50"E	186.04
L12	S66°42'50"E	232.94
L13	S66°42'50"E	186.04
L14	N55°18'21"W	61.78
L15	N56°49'42"E	281.51
L16	S18°54'37"E	116.06
L17	S01°38'12"E	148.79
L18	S01°38'12"E	148.79
L19	S01°38'12"E	148.79
L20	S18°54'37"E	116.06
L21	N56°49'42"E	281.51
L22	N55°18'21"W	124.50
L23	N56°49'42"E	281.51
L24	S18°54'37"E	116.06
L25	S83°24'43"W	7.18

Curve Table					
Curve #	Radius	Length	Delta	Call	Chord Bearing & Distance
C1	220.00	110.08	28°40'07"		S27°55'09"W 108.93
C2	930.00	356.93	21°59'23"		N57°43'51"W 354.74
C3	530.00	22.62	2°28'44"		N28°50'20"W 22.62
C4	370.00	111.02	17°11'29"		N21°27'58"W 110.80
C5	430.00	96.76	12°53'36"		S08°08'01"E 96.56
C6	630.00	477.93	43°27'58"		N61°01'02"W 466.55
C7	430.00	228.48	30°34'38"		S13°36'06"W 226.77
C8	15.00	22.04	84°11'46"		N13°12'28"W 20.11
C9	1470.00	292.69	11°24'29"		N61°00'35"W 292.20
C10	15.00	12.09	46°11'13"		N89°48'28"W 11.77
C11	50.00	237.69	27°22'26"		S23°17'10"W 69.23
C12	15.00	12.09	46°11'13"		S43°37'13"E 11.77
C13	1530.00	304.63	11°24'29"		N61°00'35"W 304.13
C14	15.00	22.04	84°11'46"		N82°35'46"E 20.11
C15	430.00	122.56	16°19'48"		S48°39'47"W 122.14
C16	530.00	291.17	31°28'37"		S72°34'00"W 287.52
C17	330.00	419.20	72°47'05"		N55°18'10"W 391.59
C18	530.00	63.54	6°52'10"		N15°28'32"W 63.51
C19	25.00	34.40	78°49'57"		S51°27'28"E 31.75
C20	430.00	262.41	34°57'52"		N73°23'28"W 258.35
C21	280.00	265.22	54°16'20"		N28°46'22"W 255.42
C22	280.00	74.39	15°13'18"		N05°58'27"E 74.17
C23	250.00	66.42	15°13'18"		N05°58'27"E 66.22
C24	220.00	58.45	15°13'18"		N05°58'27"E 58.28
C25	220.00	208.39	54°16'20"		N28°46'22"W 200.69
C26	370.00	214.53	33°13'12"		N72°31'09"W 211.53
C27	25.00	39.91	91°28'08"		S45°08'12"W 35.81
C28	530.00	166.85	18°02'16"		N08°25'16"E 166.17
C29	470.00	298.18	36°21'01"		N00°44'07"W 293.21
C30	270.00	342.99	72°47'05"		N55°18'10"W 320.39
C31	470.00	258.20	31°28'37"		S72°34'00"W 254.97
C32	370.00	450.09	69°41'55"		S21°58'44"W 422.85
C33	400.00	493.01	70°37'08"		S21°31'08"W 462.39
C34	500.00	274.69	31°28'37"		S72°34'00"W 271.25
C35	300.00	381.10	72°47'05"		N55°18'10"W 355.99
C36	400.00	283.99	40°40'45"		N76°14'55"W 278.07
C37	250.00	236.81	54°16'20"		N28°46'22"W 228.05
C38	500.00	317.22	36°21'01"		N00°44'07"W 311.92



- LEGEND
- WCOPR = Walker County Official Public Records
 - WCPR = Walker County Plat Records
 - WCDR = Walker County Deed Records
 - PUE & NTE = Public Utility Easement & Texas Grand Ranch Property Owners Association Nature Trail Easement
 - WLE & NTE = Water Line Easement & Texas Grand Ranch Property Owners Association Nature Trail Easement
 - PDE = Private Drainage Easement

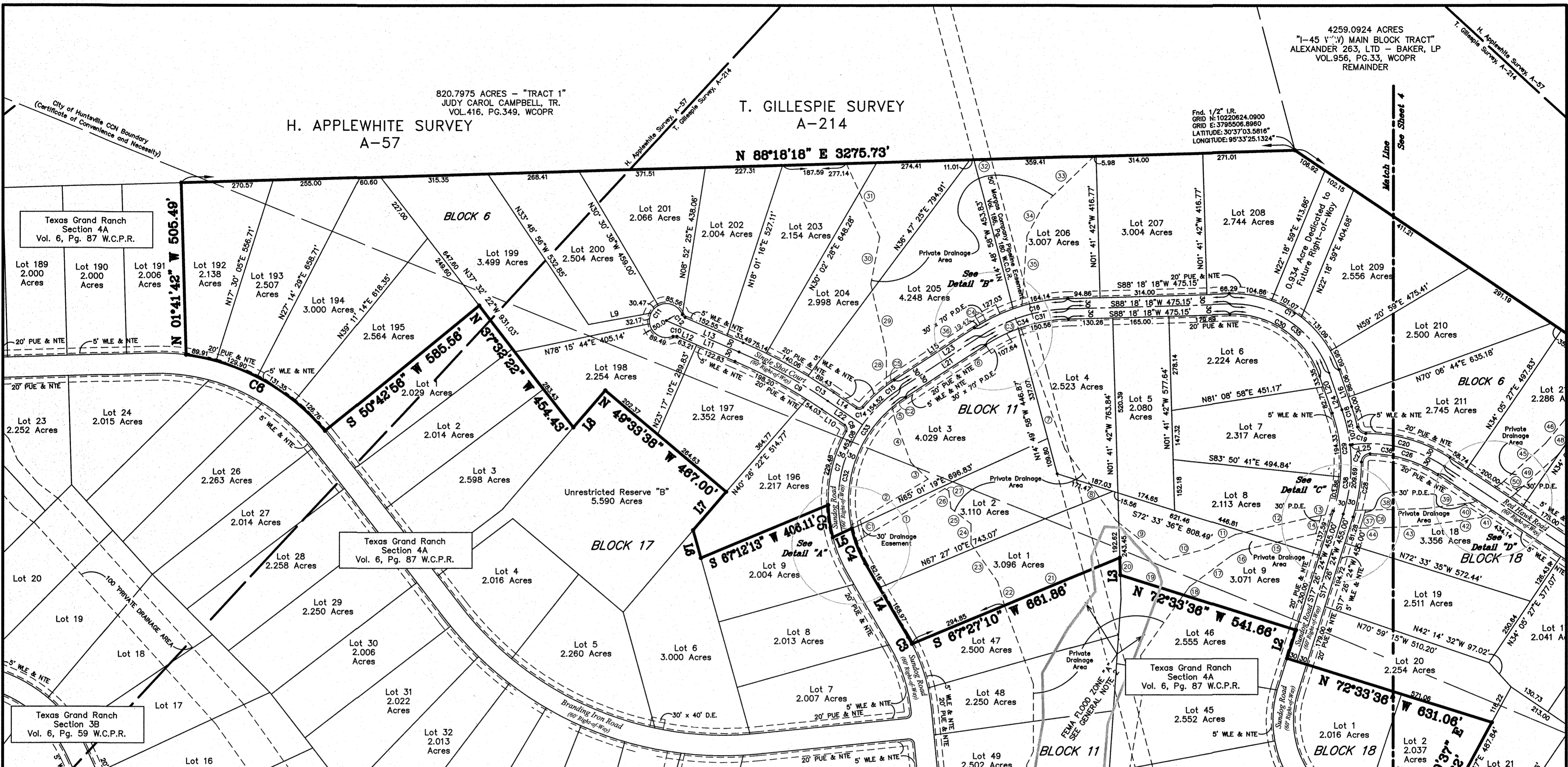
SHEET INDEX

Not to Scale

Sheet 4

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

JEFFREY MOON & ASSOCIATES, INC.
 LAND SURVEYORS
 www.moonsurveying.com
TRPLS FIRM No 10112200
 P.O. Box 2501, Conroe, Texas
 (936) 756-5266
 Fax (936) 756-5281



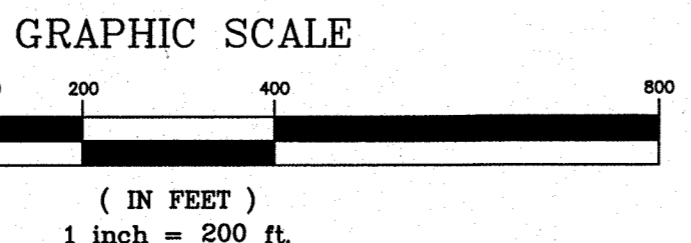
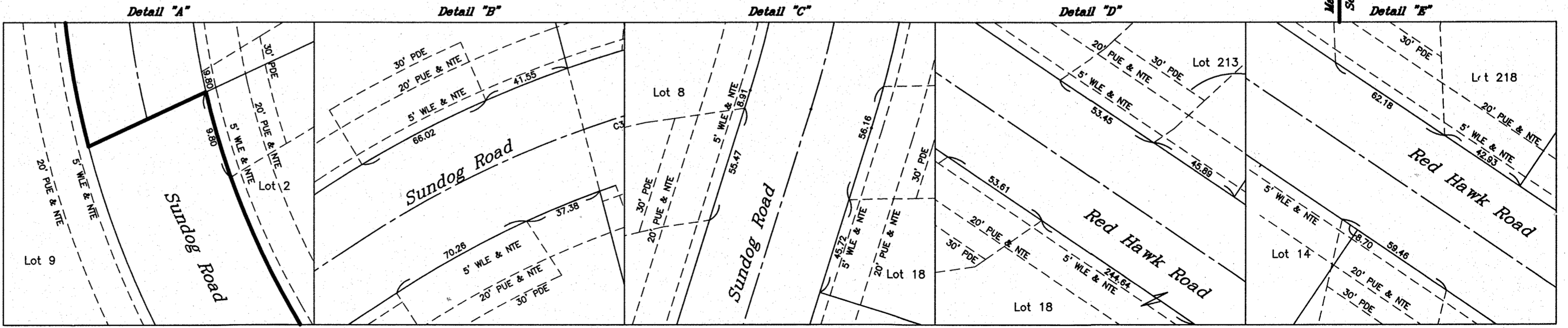
Texas Grand Ranch
Section 4A
Vol. 6, Pg. 87 W.C.P.R.

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Vol. 6, Pg. 87 W.C.P.R.

Texas Grand Ranch
Section 3B
Vol. 6, Pg. 59 W.C.P.R.

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www.moonsurveying.com
TIPPLS FORM No. 00112000
P.O. Box 2900, Conroe, Texas
(936) 756-5266
Fax (936) 756-5141

Fnd. 1/2" I.R.
 GRID N: 1022024.0900
 GRID E: 3795506.8960
 LATITUDE: 30°37'03.5816"
 LONGITUDE: 95°33'25.1324"

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

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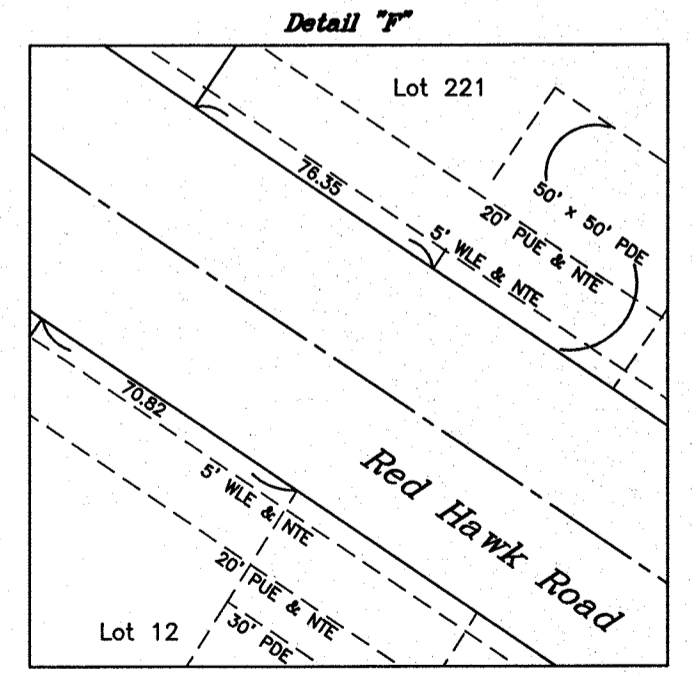
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4259.0924 ACRES
 "I-45 W(W) MAIN BLOCK TRACT"
 ALEXANDER 263, LTD - BAKER, LP
 VOL.956, PG.33, WCOPR
 REMAINDER

H. APPLEWHITE SURVEY
 A-57

Line #	Direction	Length	Line #	Direction	Length
L1	S58°48'22"W	275.81	L41	S55°21'15"W	6.07
L2	N58°48'22"E	232.55	L42	S81°45'41"W	160.46
L3	N44°59'47"W	70.71	L43	S86°39'37"W	103.51
L4	N201°9'45"W	133.34	L44	S88°37'06"W	93.79
L5	N11°28'36"W	42.23	L45	N47°07'40"E	166.89
L6	N56°49'42"E	281.51	L46	N38°47'27"E	95.02
L7	S19°42'23"E	382.93	L47	S51°12'33"E	50.00
L8	S35°22'12"E	260.65	L48	S38°56'30"W	100.47
L9	S51°20'25"E	184.82	L49	S47°07'40"W	157.14
L10	N75°14'31"E	128.76	L50	N55°54'33"W	51.32
L11	N63°51'27"E	91.81	L51	N58°12'36"E	131.24
L12	N77°11'13"E	244.73	L52	N12°47'39"E	268.56
L13	N81°47'01"E	14.03	L53	S55°54'33"E	58.83
L14	S17°28'24"W	56.45	L54	S13°50'44"W	233.36
L15	S77°19'49"W	221.63	L55	S78°33'33"E	132.17
L16	S63°51'27"W	31.85	L56	S71°21'19"E	83.47
L17	S53°51'18"W	155.71	L57	N85°17'20"E	207.05
L18	S36°23'04"W	31.20	L58	N32°13'09"E	20.36
L19	N72°33'36"W	194.45	L59	S55°54'33"E	50.03
L20	N01°41'42"W	50.83	L60	S32°13'09"W	43.67
L21	S67°27'10"W	367.01	L61	S85°17'09"W	242.41
L22	N15°43'49"W	72.99	L62	N17°16'57"W	90.37
L23	N35°13'03"W	136.50	L63	N76°33'33"W	146.23
L24	N00°00'00"E	59.04	L64	S59°14'06"W	109.27
L25	N52°07'30"W	74.80	L65	N55°54'33"W	52.64
L26	N07°07'30"W	52.89	L66	N11°54'32"E	33.73
L27	N60°56'43"W	13.23	L67	N32°37'08"E	60.97
L28	N00°00'21"W	99.10	L68	N18°35'01"E	44.48
L29	N12°56'33"W	205.28	L69	N01°35'25"E	71.51
L30	N10°45'05"E	140.44	L70	S88°24'35"E	50.00
L31	N24°20'30"W	238.45	L71	S01°35'25"W	75.25
L32	N88°18'18"E	728.41	L72	S17°31'22"W	58.98
L33	S45°46'12"W	205.99	L73	S33°17'59"W	57.34
L34	S28°10'43"W	104.19	L74	S12°55'07"W	35.66
L35	S04°05'42"W	205.85	L75	S02°23'25"E	14.50
L36	S56°49'42"W	281.51	L76	N55°54'33"W	57.09
L37	N17°28'24"E	25.34			
L38	N88°35'47"E	175.70			
L39	N82°45'12"E	114.47			
L40	S55°54'33"E	67.27			

Curve #	Radius	Length	Delta	Call	Chord Bearing & Distance
C1	340.00	52.41	8°49'55"		N13°56'04"W 52.36
C2	370.00	48.40	7°29'41"		N53°04'51"E 48.36
C3	470.00	115.67	14°08'04"		N63°52'44"E 115.38
C4	530.00	154.08	16°39'26"		S65°09'24"W 153.54
C5	430.00	28.79	3°50'11"		S54°54'36"W 28.79
C6	560.00	30.70	3°08'27"		N15°52'11"E 30.69



4259.0924 ACRES
 "I-45 W(W) MAIN BLOCK TRACT"
 ALEXANDER 263, LTD - BAKER, LP
 VOL.956, PG.33, WCOPR
 REMAINDER

Fnd. 1/2" I.R. w/cap
 (Jones & Carter)
 GRID N: 10217840.8011
 GRID E: 3801587.2410
 LATITUDE: 30°36'34.8515"
 LONGITUDE: 95°32'53.9174"

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

JEFFREY MOON & ASSOCIATES, INC.
 LAND SURVEYORS
 www.moonsurveying.com
TPSLS FIRM No 10112200
 P.O. Box 2501, Conroe, Texas
 (936) 756-5266
 Fax (936) 756-5261