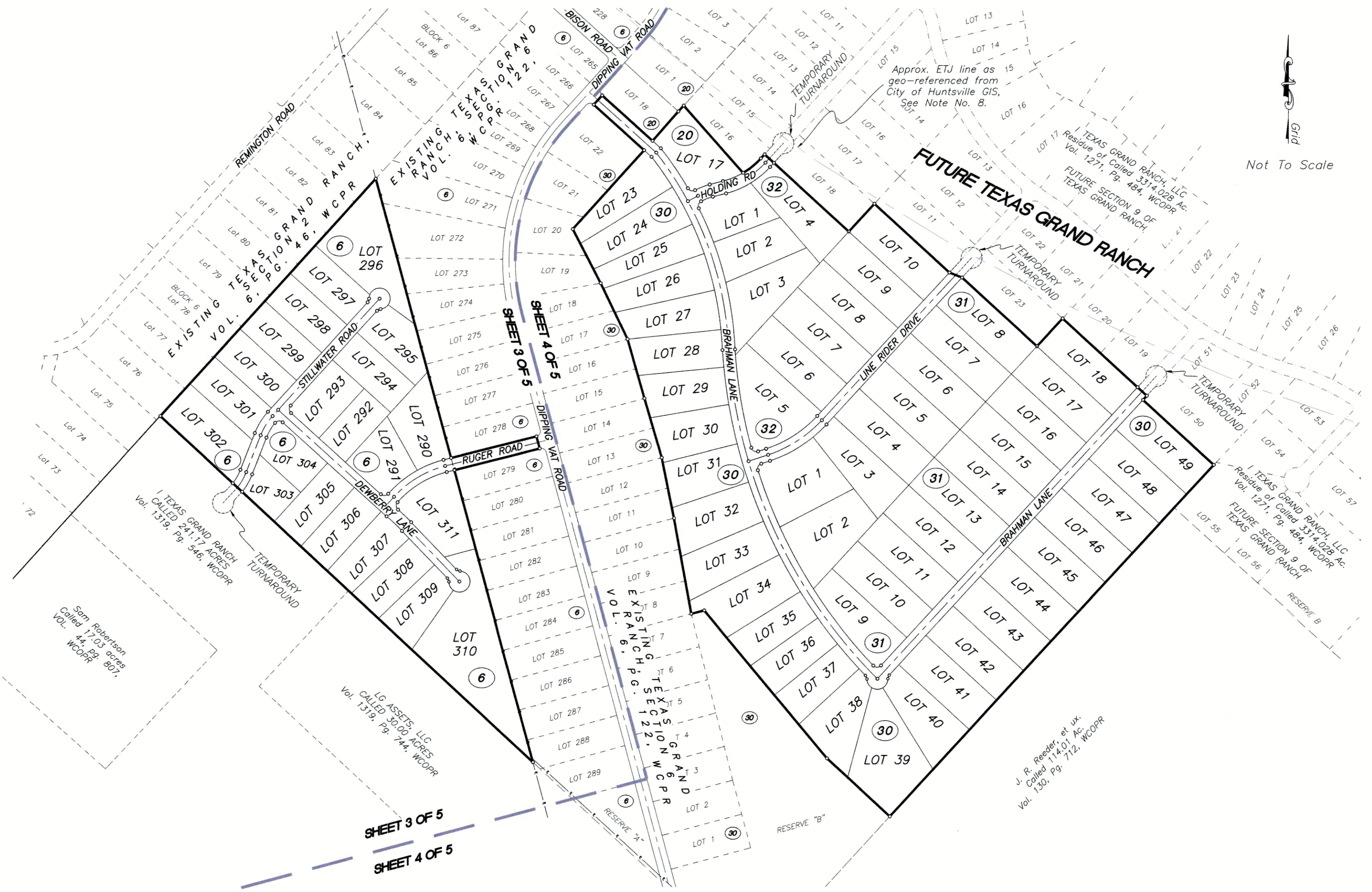


# TEXAS GRAND RANCH SECTION 8 SHEET INDEX



**GENERAL NOTES:**

- The purpose of this plat is to create TEXAS GRAND RANCH, SECTION 8 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 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 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.
- Based on FEMA Insurance Maps, revised 16 August 2011, Walker County #481042, Map # 484710500D, Panel 0500D, this property is located within Flood Hazard Zone, "X" OTHER AREAS (areas determined to be outside of the 0.2% annual chance floodplain). - 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.
- 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 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 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 Walker County is required prior to installation of the driveway for determination of the location, culvert sizing, installation depth, etc.
- The Extraterritorial Jurisdiction Line (ETJ) shown on this plat was obtained from the City of Huntsville's GIS department. Its location as shown on this plat is geo-referenced and acknowledged by the City's planning department as being an approximate boundary relating to this plat ONLY.
- 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.

- All Lots shown hereon will be subject to Covenants, Conditions and Restrictions for TEXAS GRAND RANCH SECTION 8, which will be recorded of Public Record after the acceptance and recording of this plat.

**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 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.
- 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.

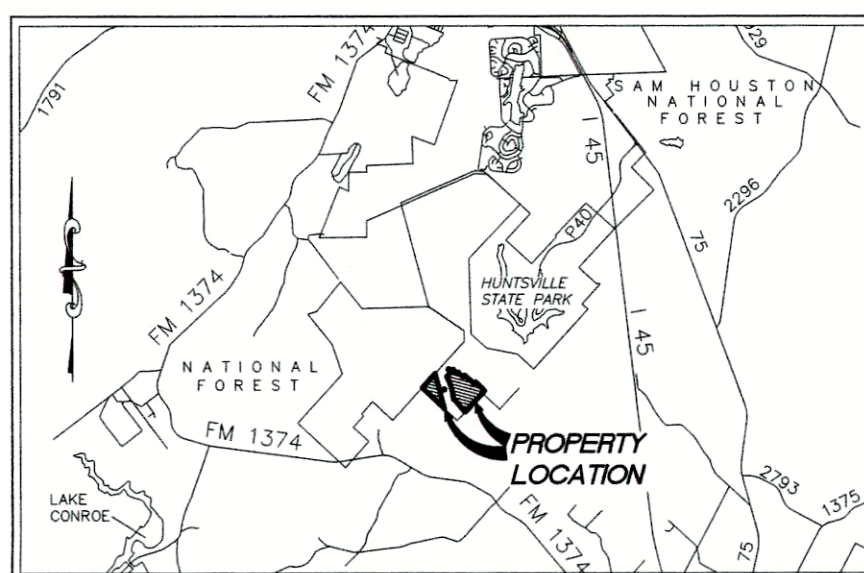
- Before development of a Reserve Tract, a plat of the tract shall be submitted to the County for review and approval according to the Development Code of Walker County.
- Based on calculations made from available data, by the undersigned engineer, the land owner may construct impervious cover (structures, 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.
- Block 30, Lots 34, 35, 36, 37 and 38 have a detention easement at the rear of the Lots as shown hereon which will be used to construct a detention pond and will be subject to a recorded easement filed at a later date.

**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 (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.
- Temporary Turn-arounds/Cul-de-sacs shown hereon are to remain temporary until the adjoining Sections of Texas Grand Ranch have been developed and recorded at which time the Temporary Turn-arounds will expire. If the Future Sections of Texas Grand Ranch shown hereon have not yet been developed and recorded within 24 months of the recording of this plat then the developer will have the option to apply for a variance to extend the temporary time period or will be responsible at the end of said 24 month period to build the Cul-de-sacs according to county specifications and agrees to hereby dedicate the right-of-way for the Temporary Turn-arounds / Cul-de-sacs as shown hereon to the public forever.

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

**VICINITY MAP**  
Not To Scale



**LEGEND**

- DE Drainage Easement
- ETJ Extraterritorial Jurisdiction Line
- 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
- Pipeline
- Set 5/8" Iron Rod w/cap marked "MICHAEL A. NAMKEN RPLS 6533", UNLESS otherwise noted
- 20 Block Numbers

20

THIS SHEET - NOT TO SCALE

**PLAT OF  
TEXAS GRAND RANCH  
SECTION 8**

CONTAINING 5 BLOCKS AND 78 LOTS

A SUBDIVISION CONTAINING 162.63 ACRES OF LAND,  
BEING OUT OF A CALLED 3314.028 ACRE TRACT  
DESCRIBED IN A DEED TO 1 TEXAS GRAND RANCH,  
LLC, RECORDED IN VOL. 1271, PG. 484, OFFICIAL  
PUBLIC RECORDS, WALKER COUNTY, TEXAS  
**J. W. INGERSOLL LEAGUE, A-27**  
**WALKER COUNTY, TEXAS**

AUGUST 2018

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

Job No. 18-001

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 8 in 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 on the 16 day of October 20 18 by RENEE HOWES.

Debra Ann Burkhalter
Notary Public for State of 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.

Brett Wyant
Registered Professional Engineer
Texas Registration No. 118833



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

Michael A. Namken
Registered Professional Land Surveyor No. 6533



APPROVAL OF COMMISSIONERS COURT

This is to certify that the Commissioners Court of Walker County, Texas has approved the Plat of TEXAS GRAND RANCH, SECTION 8.

DATED this 15th day of October 20 18

Danny Kuykendall
Commissioner, Precinct 1

Ronnie White
Commissioner, Precinct 2

Bill Dougette
Commissioner, Precinct 3

Jimmy D. Henry
Commissioner, Precinct 4

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 22nd day of October 20 18, in the Plat Records of Walker County in
Volume 6, Page 148

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

TEXAS GRAND RANCH SECTION 8
LINE & CURVE TABLES

RIGHT OF WAY & LOT LINE
CURVE & LINE TABLES

Table with columns: CURVE, ARC LENGTH, RADIUS, CHORD BEARING, CHORD LENGTH, DELTA ANGLE. Contains 27 rows of curve data.

Table with columns: LINE, BEARING, DISTANCE. Contains 5 rows of line data.

VARIABLE WIDTH PRIVATE DRAINAGE
EASEMENT LINE TABLES

Table with columns: LINE, BEARING, DISTANCE. Contains 27 rows of easement data.

Table with columns: LINE, BEARING, DISTANCE. Contains 27 rows of easement data.

Table with columns: LINE, BEARING, DISTANCE. Contains 27 rows of easement data.

TEMPORARY TURN-AROUND
CURVE & LINE TABLES

Table with columns: CURVE, ARC LENGTH, RADIUS, CHORD BEARING, CHORD LENGTH, DELTA ANGLE. Contains 10 rows of turn-around curve data.

Table with columns: LINE, BEARING, DISTANCE. Contains 19 rows of turn-around line data.

PLAT OF
TEXAS GRAND RANCH
SECTION 8

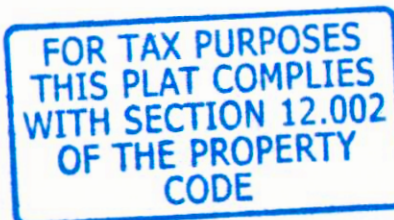
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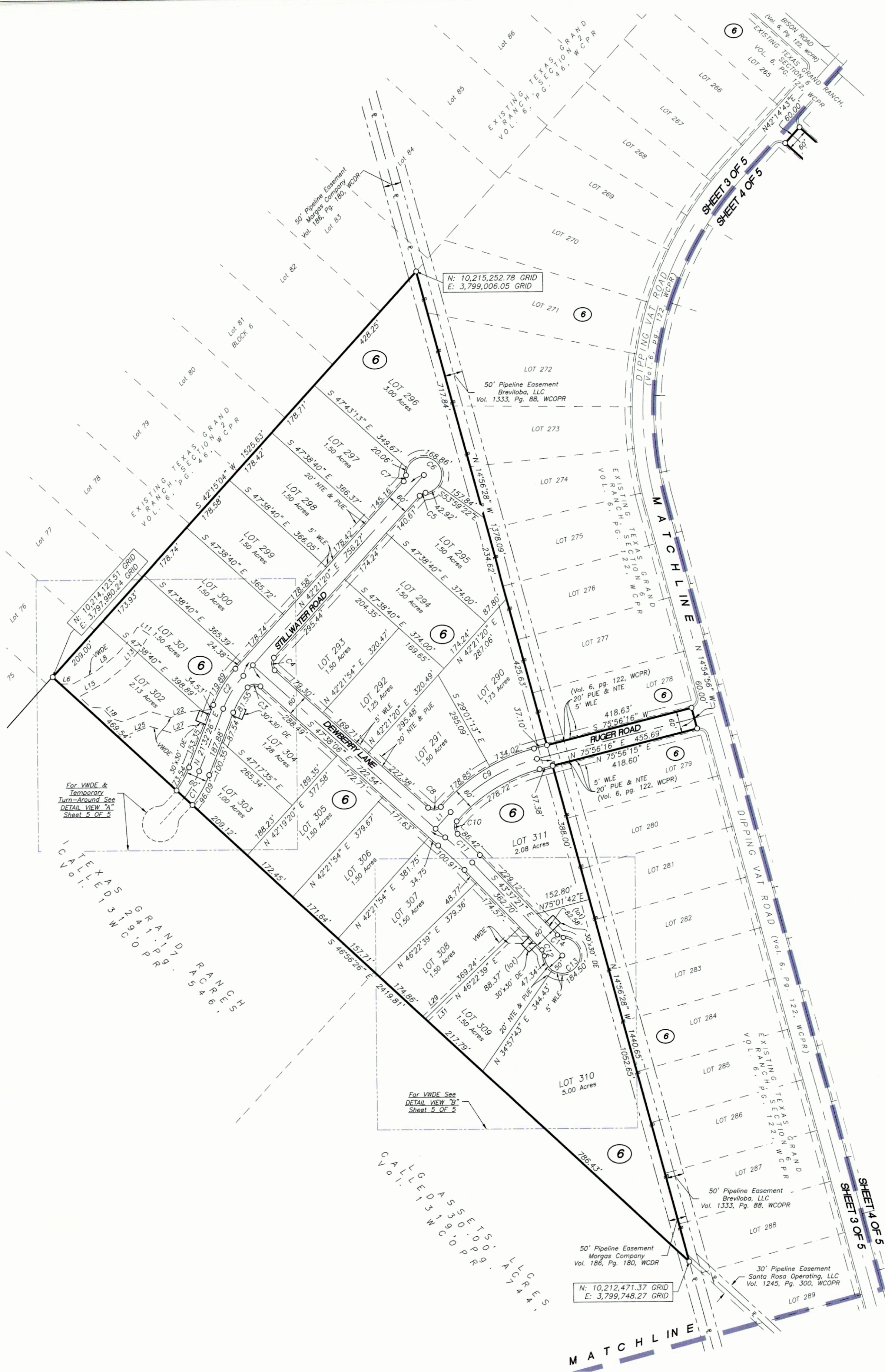
A SUBDIVISION CONTAINING 162.63 ACRES OF LAND, BEING OUT OF A CALLED 3314.028 ACRE TRACT DESCRIBED IN A DEED TO I TEXAS GRAND RANCH, LLC. RECORDED IN VOL. 1271, PG. 484, OFFICIAL PUBLIC RECORDS, WALKER COUNTY, TEXAS

J. W. INGERSOLL LEAGUE, A-27
WALKER COUNTY, TEXAS

AUGUST 2018

NAMKEN, INC.
P. O. Box 1158, New Waverly, TX 77358
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  - Block Numbers

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THIS PLAT COMPLIES  
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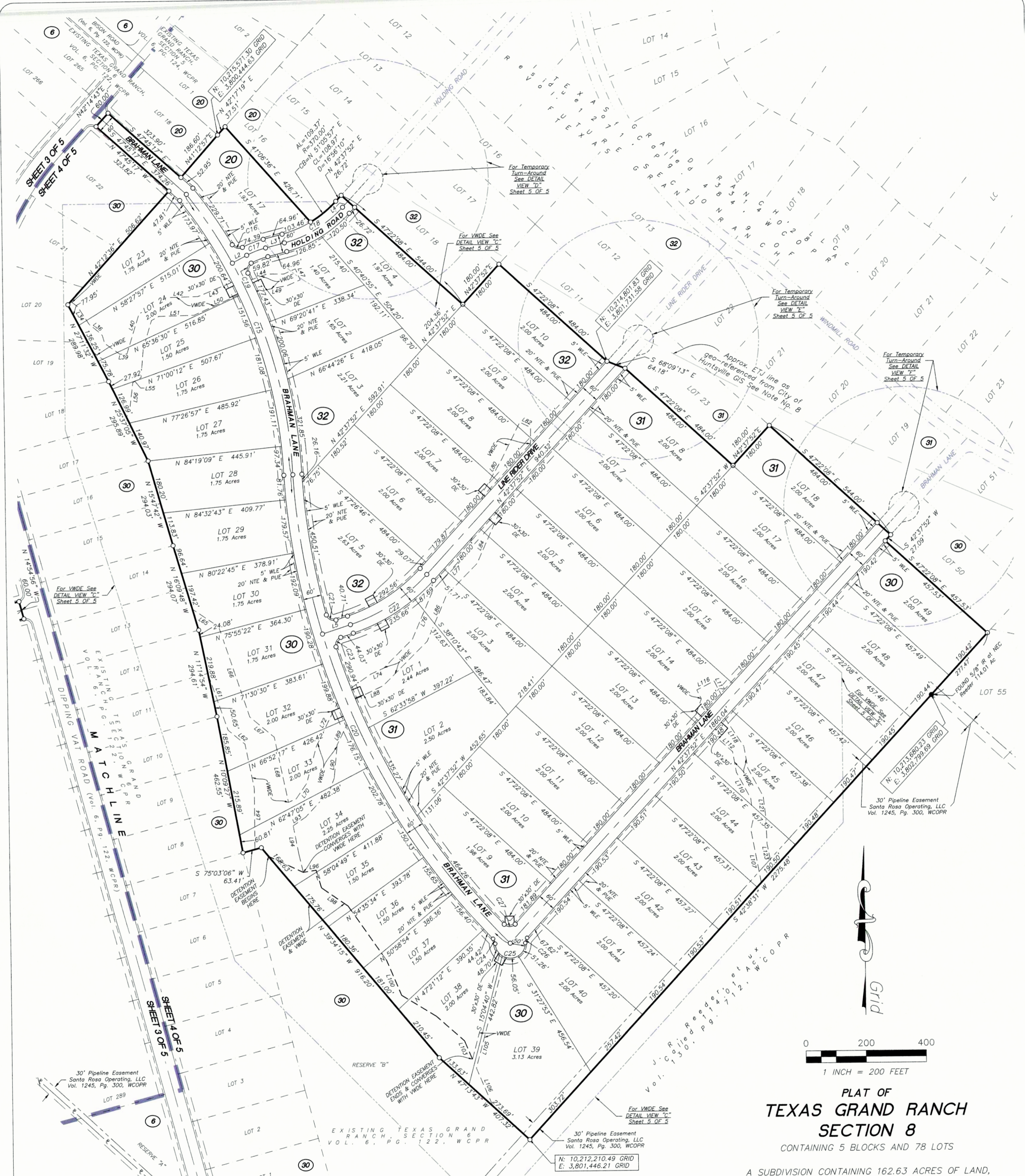
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NOTE: LINE & CURVE TABLES ON SHEET 2 OF 5



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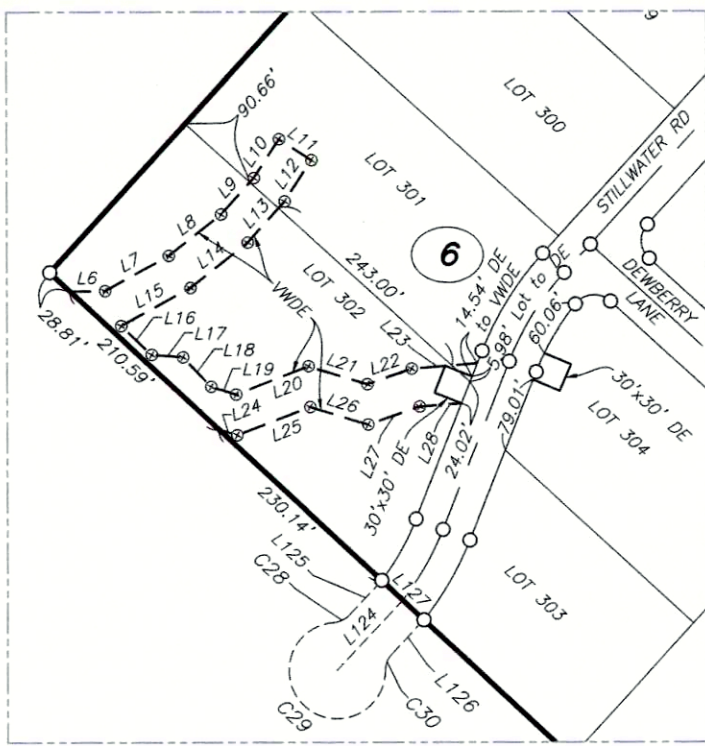
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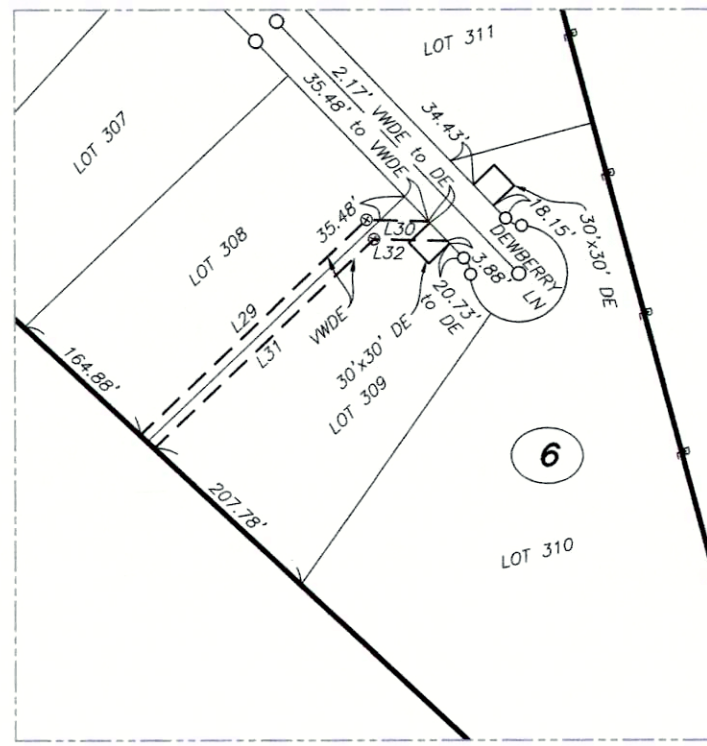
NOTE: LINE & CURVE TABLES ON SHEET 2 OF 5

# TEXAS GRAND RANCH SECTION 8 DE, VWDE & TEMPORARY TURNAROUND DETAIL VIEWS

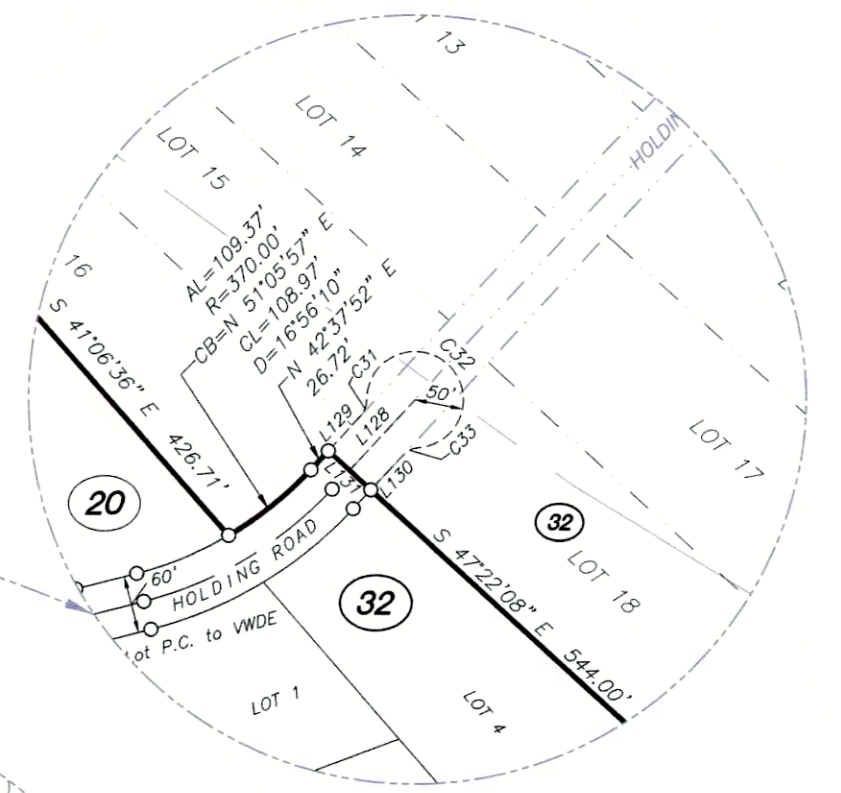
"DETAIL VIEW "A"  
SEE SHEET 3 OF 5



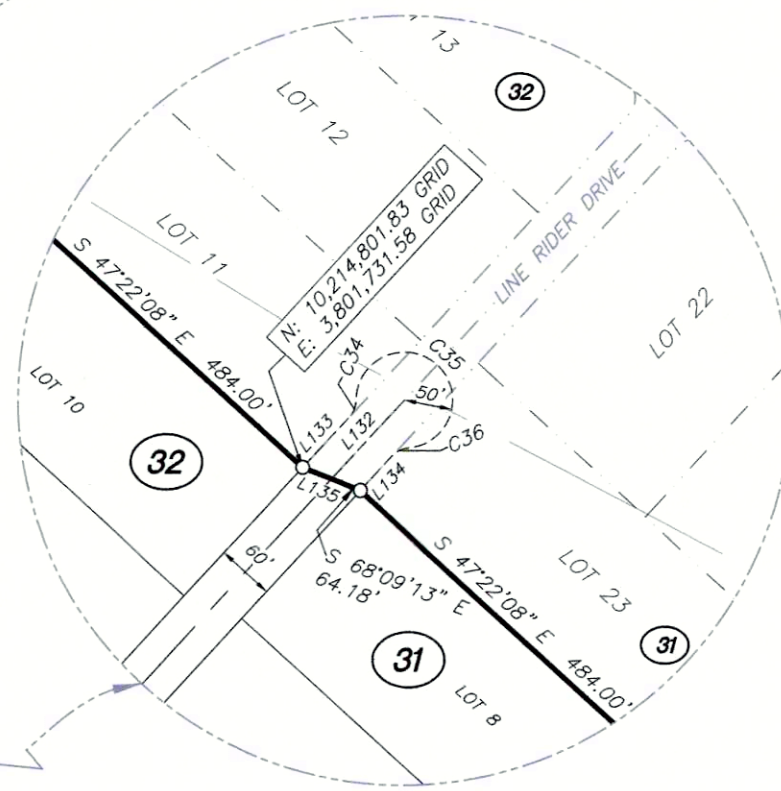
"DETAIL VIEW "B"  
SEE SHEET 3 OF 5



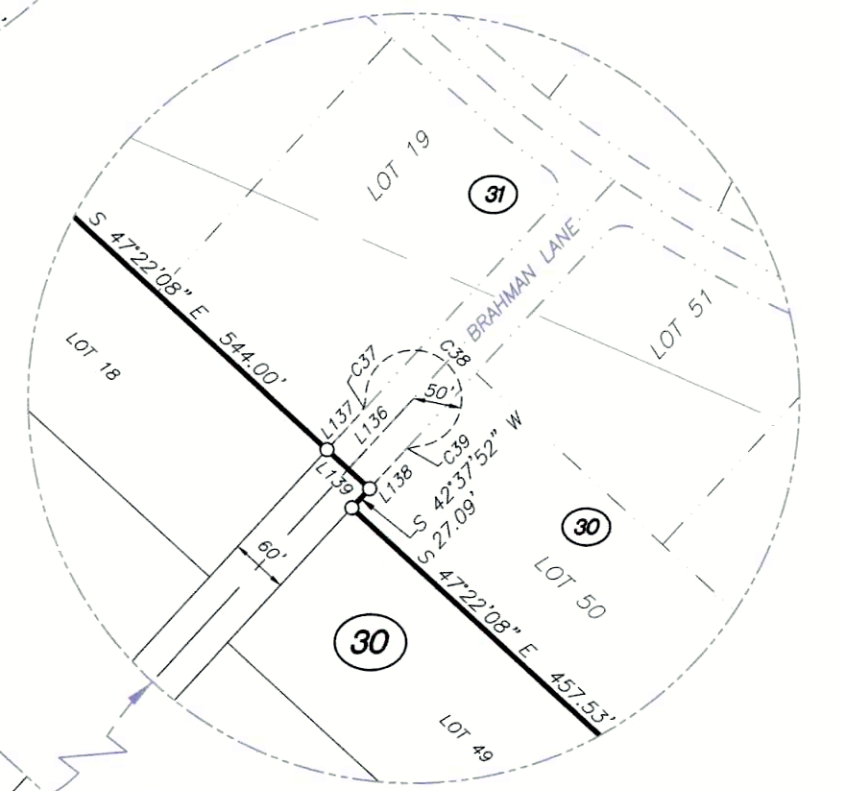
"DETAIL VIEW "D"  
SEE SHEET 4 OF 5



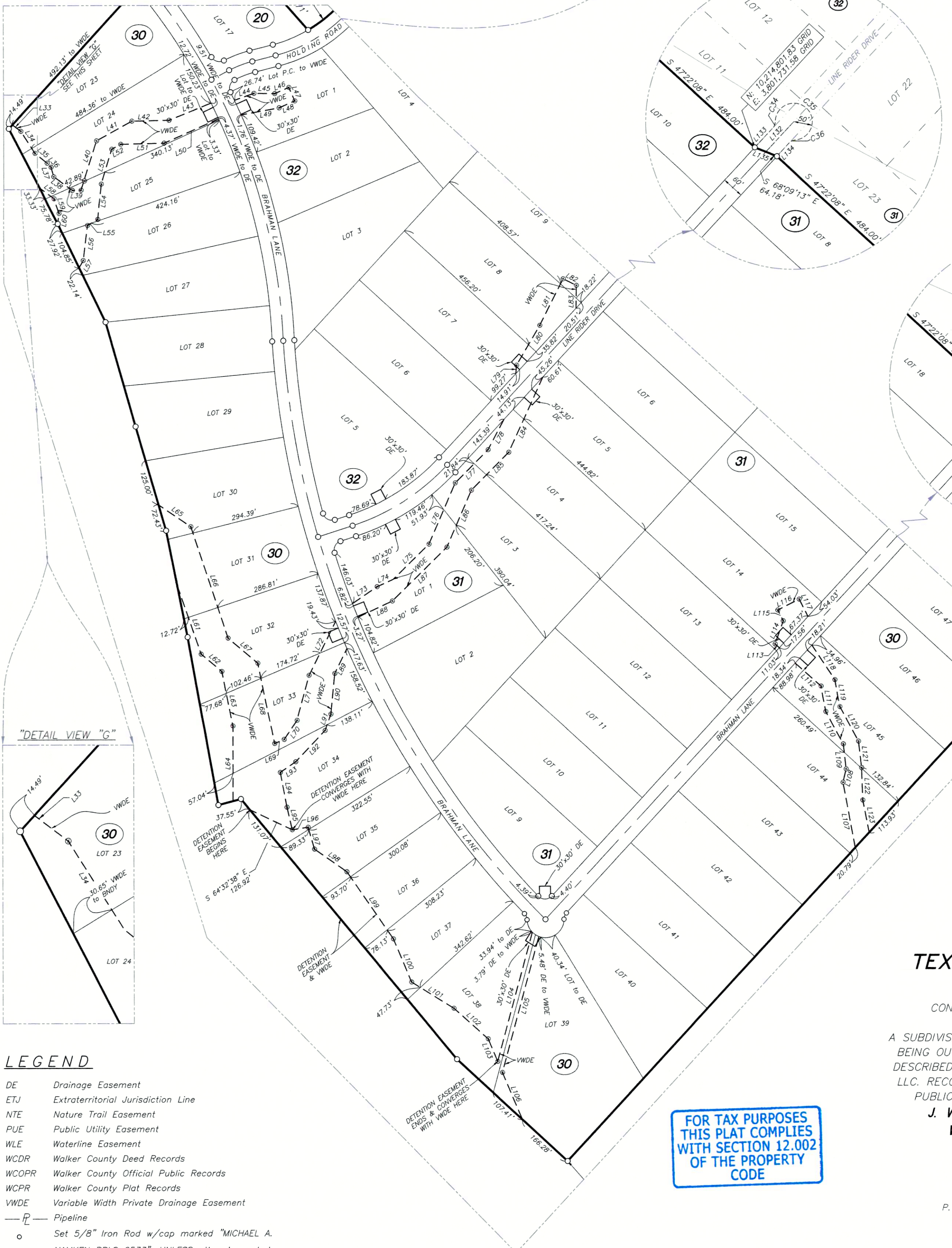
"DETAIL VIEW "E"  
SEE SHEET 4 OF 5



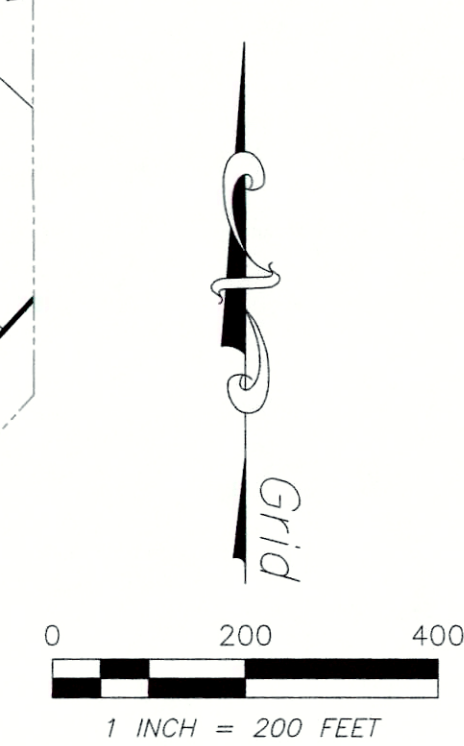
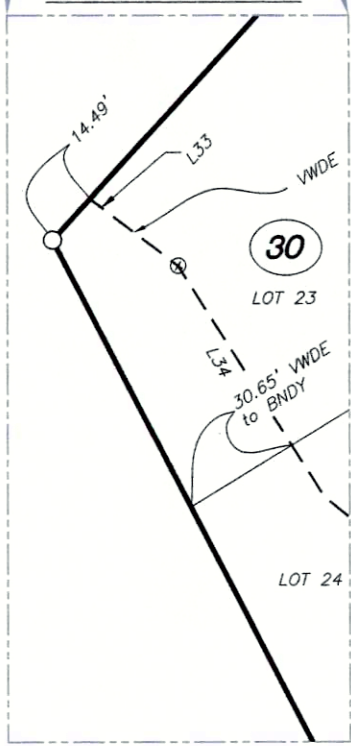
"DETAIL VIEW "F"  
SEE SHEET 4 OF 5



"DETAIL VIEW "C" - SEE SHEET 4 OF 5



"DETAIL VIEW "G"  
SEE SHEET 4 OF 5



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