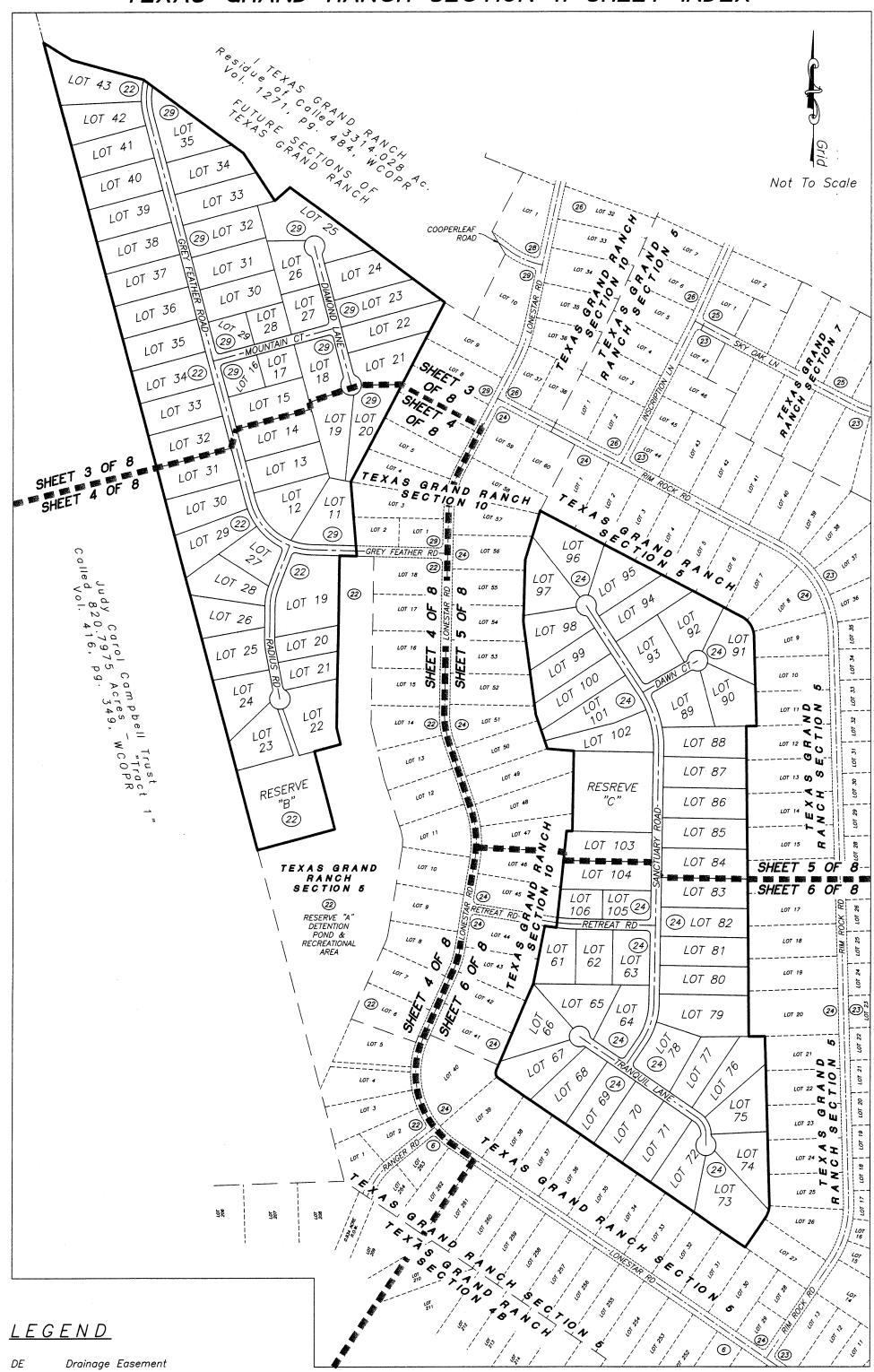
VICINITY MAP

Not To Scale

TEXAS GRAND RANCH SECTION 11 SHEET INDEX



INDIVIDUAL SHEETS CONTENTS

6

Vicinity Map, Notes, Sheet Index

Certifications and Dedications

Blocks 22 and 29

Blocks 22 and 29

Block 24, Detail View A, Curve and Line Tables

Block 24

Detail Views B, C, D and E

Detail Views F and G, Line Tables

GENERAL NOTES

- 1. The purpose of this plat is to create TEXAS GRAND RANCH SECTION 11 (Eleven) 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 sixty (60) foot road rights—of—way with an adjacent five (5) foot Water Line Easement (WLE) within the twenty (20) foot Public Utility Easements (PUE) and the adjacent Drainage Easements (DE) as shown hereon to the public.
- 2. 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 feet, E=3,802,783.195 feet and Elev.=312.999 feet 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. Please review the record instruments cited hereon to compare the survey bearings and distances with the record calls.
- Based on the graphic location of the subject tract superimposed upon the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, revised 16 August 2011, Walker County #481042, Map No. 48471C0370D, Panel 0370D, this property is located within:

 Flood Hazard Zone "X" OTHER AREAS (areas determined to be outside the 0.2% annual
- ANU
 Based on 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
- The Base Flood Elevations (BFE's) shown hereon are based on a scaled approximation of the geo-referenced FEMA Flood Insurance Rate Map No. 48471C0370D and 48471C0500D. 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
- 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 manufacture.
- 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.
- 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 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 nor at roadway intersections and points of curvature, as the symbols hereon 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 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.
- 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 11 (Eleven), which will be recorded of Public Record after the acceptance and recording of the Final Plat of TEXAS GRAND RANCH SECTION 11 (Eleven).
- 10. 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.

SANITARY SEWER SERVICE

11. 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

DRAINAGE AND IMPERVIOUS COVER

- 12. The landowner is prohibited from constructing any improvements within any Variable Width Private Drainage Easement (labeled as "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 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.
- 13. 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.
- 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 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 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.
- 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 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.

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 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.
- 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 Texas Grand Ranch LLC, dated April 25, 2017, recorded in Vol. 1279, Pg. 1 Walker County Official Public Records (WCOPR).
- 22. For the staff length of the access to Reserve "B" in Black 22 to exceed the maximum allowed of 100', and to not meet the minimum required width of 50' for nonresidential lots per Table 5-2: Flag Lots of the Development Code. Approved by the Planning Commission, May 2, 2019.
- 23. For Lot 25, Block 29 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 regulation. Approved by the Planning Commission, May 2, 2019.

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

THIS SHEET - NOT TO SCALE

PLAT OF TEXAS GRAND RANCH SECTION 11

CONTAINING 3 BLOCKS, 2 RESERVES AND 96 LOTS

A SUBDIVISION CONTAINING 213.68 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,
H. APPLEWHITE SURVEY, A-57,
J. B. WILSON SURVEY, A-607,
W. D. GLASSCOCK SURVEY, A-222,
WALKER COUNTY, TEXAS

SEPTEMBER 2019

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

Job No. 19-008

Nature Trail Easement

Public Utility Easement

Walker County Deed Records

Walker County Plat Records

Walker County Official Public Records

Variable Width Private Drainage Easement

Set 5/8" Iron Rod w/cap marked "MICHAEL A.

Waterline Easement

· S11\19-008 TGR Sect 11 PLAT.dwg,

TGR SECTION 11\DWGs\PLAT

NTE

PUE WLE

WCDR

WCOPR

WCPR

VWDE

0

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 11 (Eleven) in (the ETJ 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

Renée 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

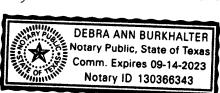
STATE OF TEXAS, COUNTY OF WALKER.

This Instrument was acknowledged before me

Dated this 12 day of September RENEE HOWES.

___ 20 <u>19</u> b

Liebro Any Box khanto



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 6th day of September

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 confirms to the City Comprehensive Plan, and all applicable design criteria and standards of the City of Huntsville, Texas.

Dated this 16th day of September, 20 19.

City of Huntsville Planning Officer

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS COUNTY OF WALKER.

P:\NSCI Jobs\01 Survey\JOBS-19\19-008 TGR SECTION 11\DWGs\PLAT

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

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 September, 2019, in the Plat Records

Walker County in Volume Q, Page $\sqrt{8Q}$

By: Man Alman Sex Boulely
Kari A. French, County Clerk Sepural Carlo
Walker County, Texas

CERTIFICATION BY THE ENGINEER

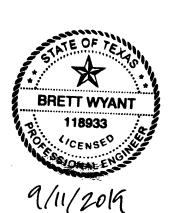
STATE OF TEXAS
COUNTY OF WALKER.

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.

Brett Wyant

Registered Professional Engineer Texas Registration No. 118933

Spear Point Engineering, LLC TBPE Firm No. 18904 14088 County Line Road Willis, TX 77378



CERTIFICATION BY THE SURVEYOR

l, 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.

Vila Vampen 9-11-19

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 John day of Sambor

Chairma

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TEXAS GRAND RANCH SECTION 11

CONTAINING 3 BLOCKS, 2 RESERVES AND 96 LOTS

A SUBDIVISION CONTAINING 213.68 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
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J. B. WILSON SURVEY, A-607,
W. D. GLASSCOCK SURVEY, A-222,
WALKER COUNTY, TEXAS

SEPTEMBER 2019

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

Job No. 19-008

SHEET 2 OF 8



LEGEND

DE

Nature Trail Easement NTE Public Utility Easement PUE WLEWaterline Easement Walker County Deed Records WCDR Walker County Official Public Records WCOPR Walker County Plat Records **WCPR** Variable Width Private Drainage Easement *VWDE* Set 5/8" Iron Rod w/cap marked "MICHAEL A. NAMKEN RPLS 6533", UNLESS otherwise noted

Drainage Easement

Block Number

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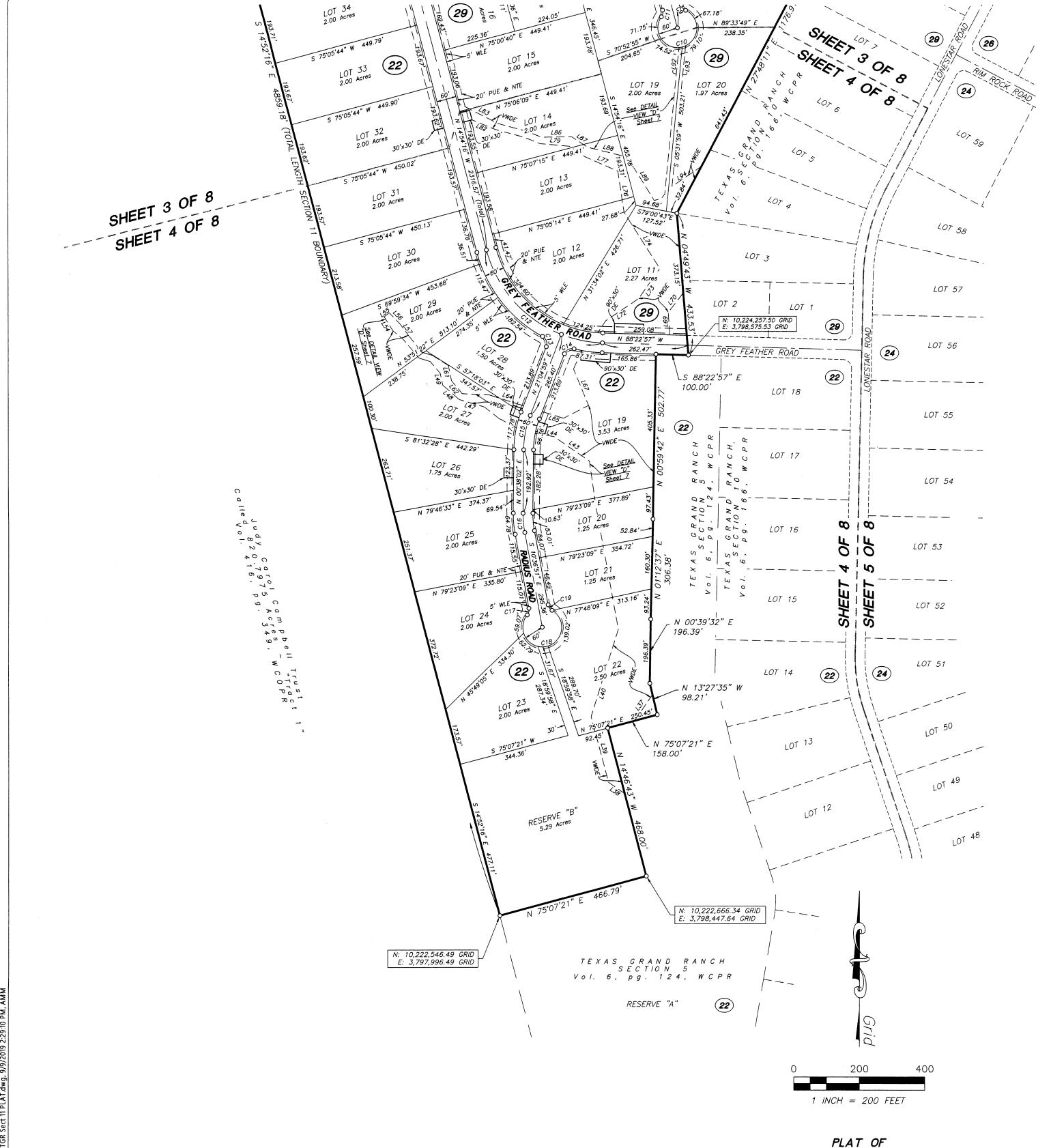
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SHEET 4 OF 8

<u>LEGEND</u>

P:\NSC! Jobs\01 Survey\JOBS-

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PUE Public Utility Easement

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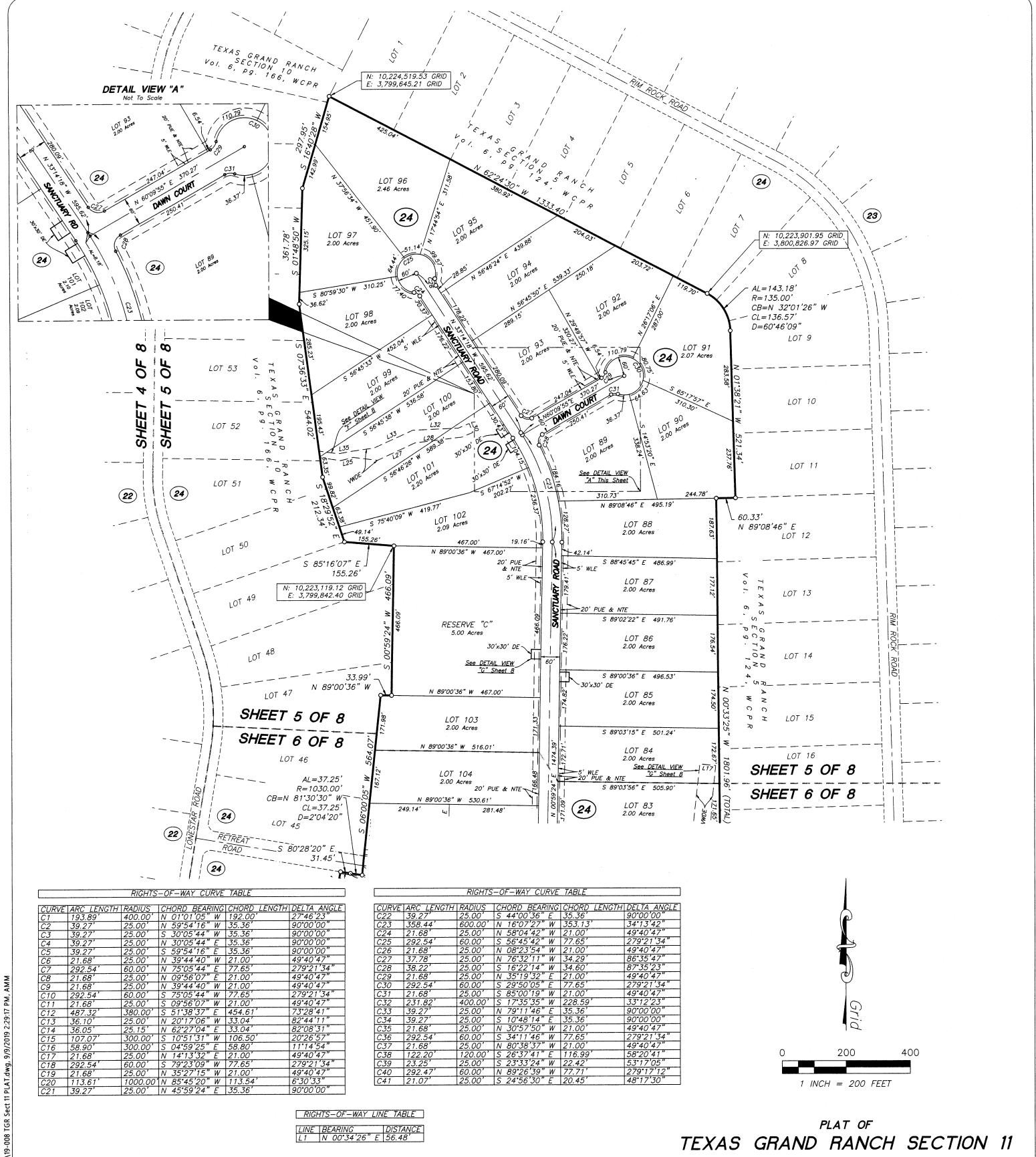
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RIGHTS-OF-WAY CURVE AND LINE TABLES THIS SHEET 5



LEGEND

24)

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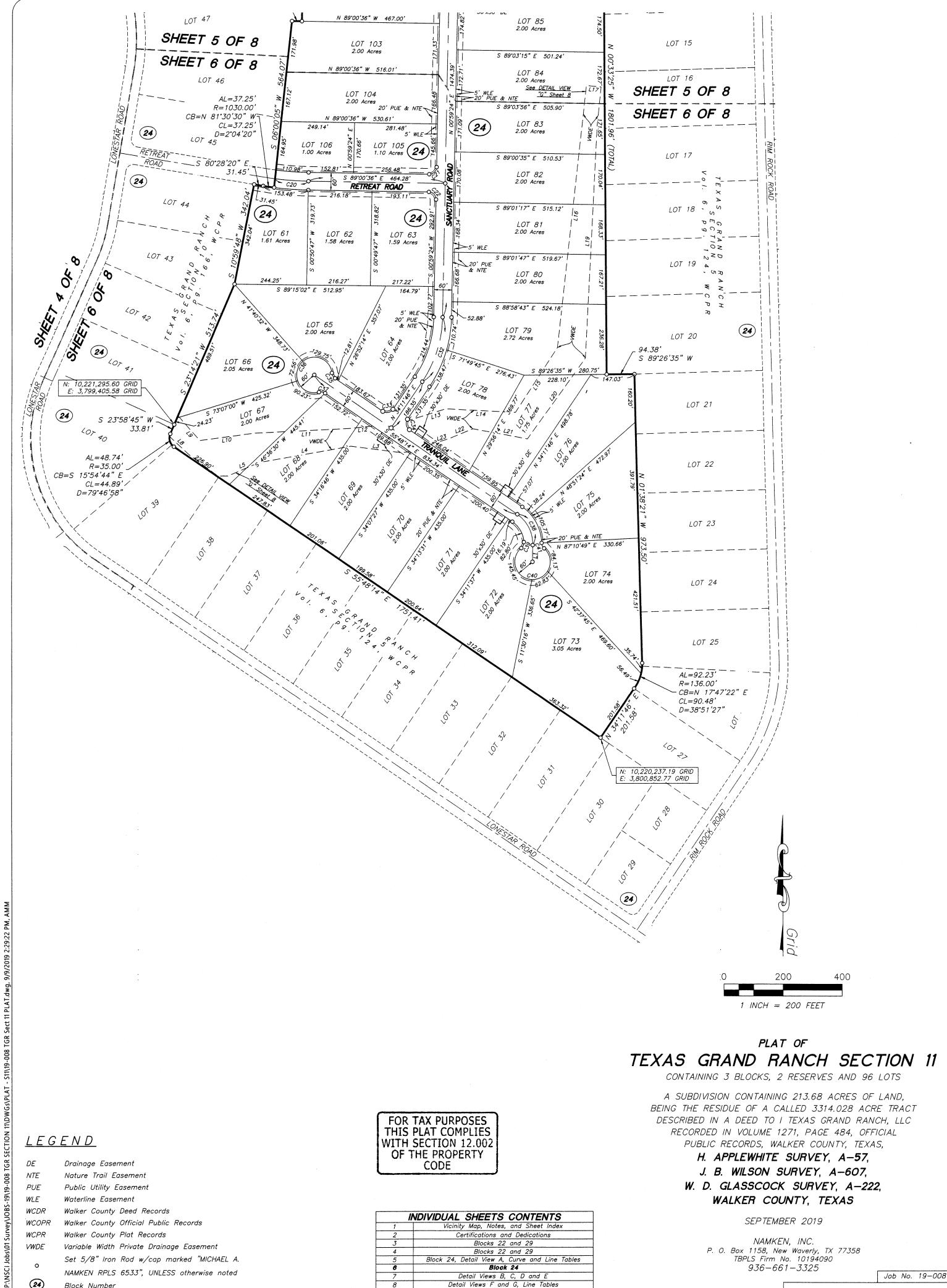
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SEPTEMBER 2019

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

Job No. 19-008 SHEET 5 OF 8



<u>LEGEND</u>

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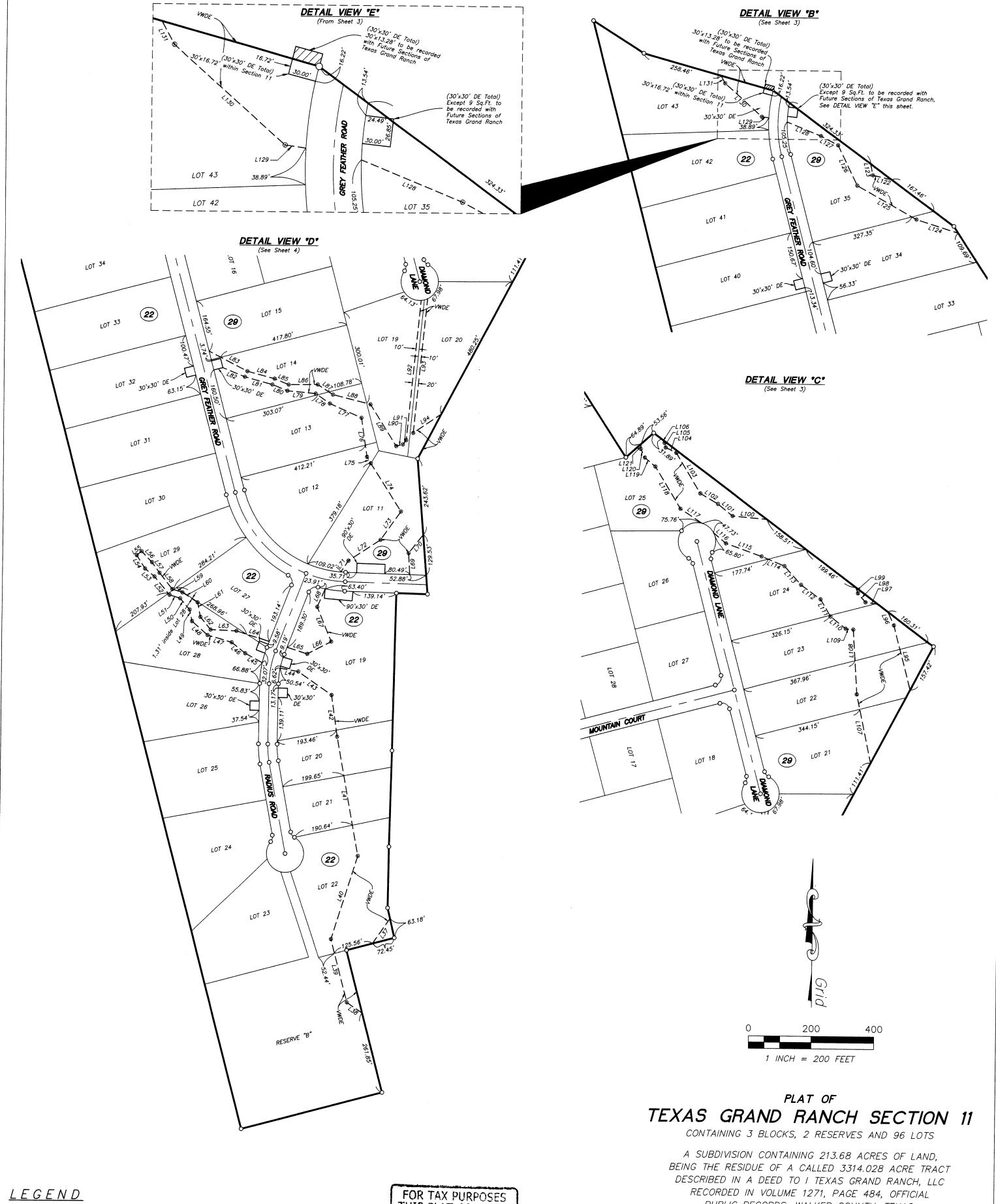
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SEPTEMBER 2019

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Job No. 19-008 6 OF 8 SHEET



DE Drainage Easement NTE Nature Trail Easement PUEPublic Utility Easement WLE Waterline Easement WCDR Walker County Deed Records

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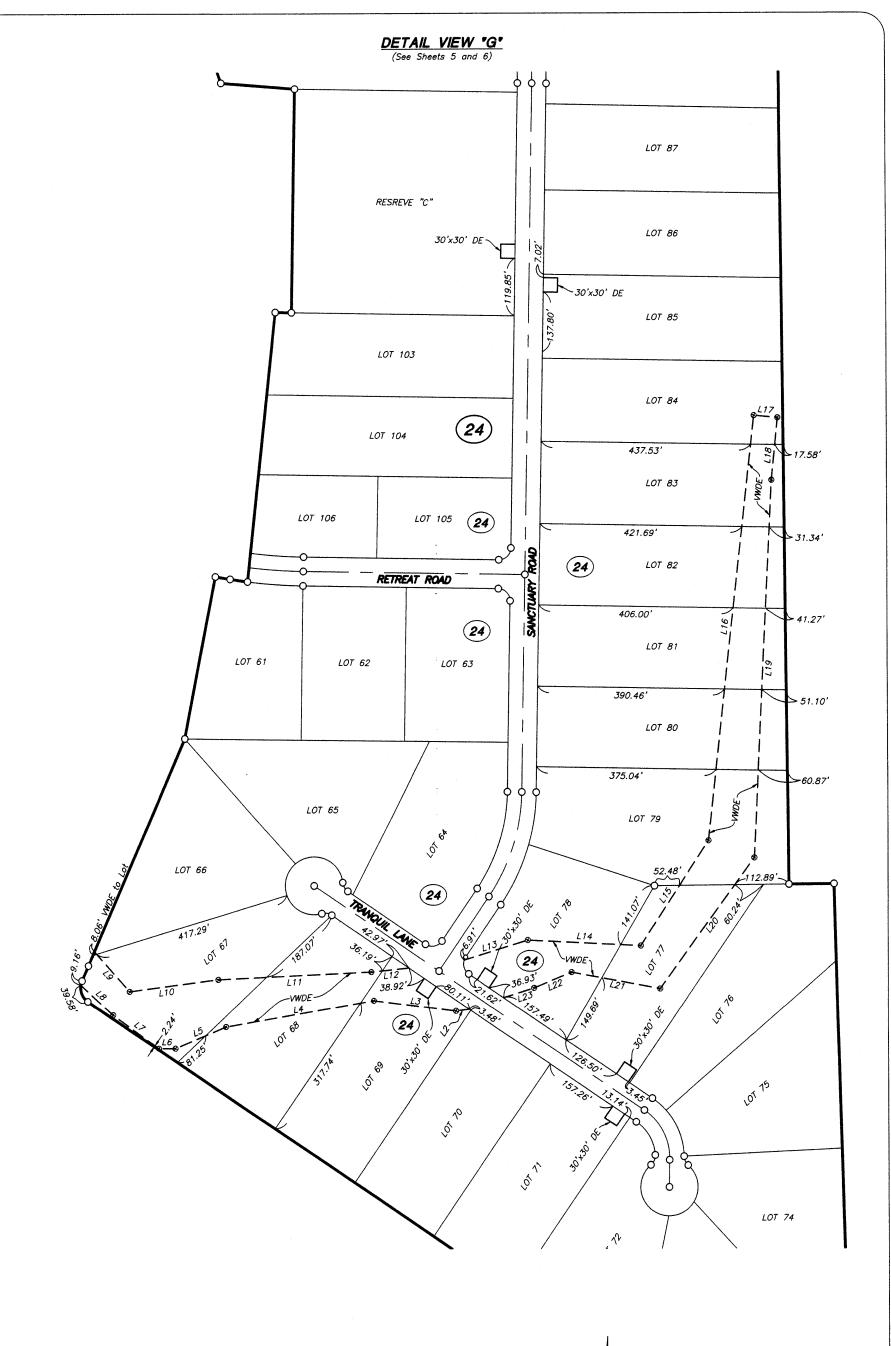
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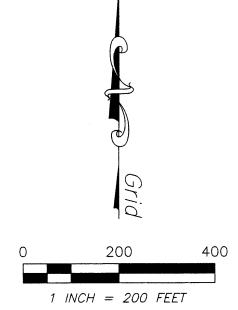
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Job No. 19-008

L2 S 83'22'20" W 28.27' L3 N 82'51'43" W 173.88' L4 S 80'08'12" W 314.22' L5 S 66'51'20" W 115.50' L6 N 89'50'51" W 34.72' L7 L7 N 53'40'16" W 118.79' L8 N 47'27'47" W 92.58' L9 S 41'35'39" E 111.23' L10 N 82'28'11" E 187.52' L11 N 87'16'45" E 320.55' L12 N 84'07'53" E 79.52' L13 N 72'48'42" E 139.56' L14 S 87'04'54" E 236.18' L14 S 87'04'54" E 236.18' L15 N 32'57'55" E 260.30' L16 N 06'15'53" E 889.01' L17 S 84'19'15" E 50.00' L18 S 05'40'45" W 785.60' L20 S 35'54'34" W 335.02' L21	EMENT LINE TAB BEARING N 22*38'45" W N 23*21'04" E N 03*32'55" W N 38*05'11" E N 35*15'12" E N 35*15'12" E N 35*53'20" W N 30*58'43" W N 30*58'43" W N 08*36'40" W N 08*36'40" W N 66*23'42" W N 55*40'57" W N 84*59'54" W N 68*08'04" W N 68*08'04" W N 74*57'48" W N 67*37'50" E S 67*49'51" E N 89*18'00" E S 75*14'56" E S 76*12'17" E S 32*18'59" E N 75*45'28" E N 38*06'08" E	DISTANCE 119.85' 62.19' 68.74' 74.91' 43.78' 122.04' 112.27' 181.53' 23.76' 125.52' 111.82' 55.05' 91.96' 52.13' 91.44' 76.58' 138.82' 90.88' 48.93' 93.68' 58.18' 124.85' 156.59' 22.00'
L2 S 83'22'20" W 28.27' L3 N 82'51'43" W 173.88' L4 S 80'08'12" W 314.22' L5 S 66'51'20" W 115.50' L6 N 89'50'51" W 34.72' L7 N 53'40'16" W 118.79' L7 L7 N 53'40'16" W 118.79' L8 N 47'27'47" W 92.58' L73 L9 S 41'35'39" E 111.23' L74 L10 N 82'28'11" E 187.52' L75 L11 N 87'16'45" E 320.55' L76 L12 N 84'07'53" E 79.52' L77 L13 N 72'48'42" E 139.56' L78 L14 S 87'04'54" E 236.18' L79 L15 N 32'57'55" E 260.30' L80 L16 N 06'15'53" E 889.01' L81 L17 <t< th=""><th>N 22.38'45" W N 23.21'04" E N 03.32'55" W N 38.05'11" E N 33.43'22" E N 56.34'00" E N 35.15'12" E N 32.53'20" W N 30.58'43" W N 08.36'40" W N 66.23'42" W N 66.23'42" W N 84.59'54" W N 68.08'04" W N 67.37'50" W N 67.37'50" W N 67.37'50" E S 75.07'50" E S 75.07'50" E S 75.14'56" E S 76.12'17" E S 32.18'59" E N 75.45'28" E</th><th>119.85' 62.19' 68.74' 74.91' 43.78' 122.04' 112.27' 181.53' 23.76' 125.52' 111.82' 55.05' 91.96' 52.13' 91.44' 76.58' 138.82' 90.88' 48.93' 93.68' 58.18' 124.85' 156.59'</th></t<>	N 22.38'45" W N 23.21'04" E N 03.32'55" W N 38.05'11" E N 33.43'22" E N 56.34'00" E N 35.15'12" E N 32.53'20" W N 30.58'43" W N 08.36'40" W N 66.23'42" W N 66.23'42" W N 84.59'54" W N 68.08'04" W N 67.37'50" W N 67.37'50" W N 67.37'50" E S 75.07'50" E S 75.07'50" E S 75.14'56" E S 76.12'17" E S 32.18'59" E N 75.45'28" E	119.85' 62.19' 68.74' 74.91' 43.78' 122.04' 112.27' 181.53' 23.76' 125.52' 111.82' 55.05' 91.96' 52.13' 91.44' 76.58' 138.82' 90.88' 48.93' 93.68' 58.18' 124.85' 156.59'
L2 S 83'22'20" W 28.27' L3 N 82'51'43" W 173.88' L68 L4 S 80'08'12" W 314.22' L69 L5 S 66'51'20" W 115.50' L70 L6 N 89'50'51" W 34.72' L71 L7 N 53'40'16" W 118.79' L72 L8 N 47'27'47" W 92.58' L73 L9 S 41'35'39" E 111.23' L74 L10 N 82'28'11" E 187.52' L75 L11 N 87'16'45" E 320.55' L76 L12 N 84'07'53" E 79.52' L77 L13 N 72'48'42" E 139.56' L78 L14 S 87'04'54" E 236.18' L79 L15 N 32'57'55" E 260.30' L80 L16 N 06'15'3" E 889.01' L81 L17 S 84'19'1	N 22.38'45" W N 23.21'04" E N 03.32'55" W N 38.05'11" E N 33.43'22" E N 56.34'00" E N 35.15'12" E N 32.53'20" W N 30.58'43" W N 08.36'40" W N 66.23'42" W N 66.23'42" W N 84.59'54" W N 68.08'04" W N 67.37'50" W N 67.37'50" W N 67.37'50" E S 75.07'50" E S 75.07'50" E S 75.14'56" E S 76.12'17" E S 32.18'59" E N 75.45'28" E	119.85' 62.19' 68.74' 74.91' 43.78' 122.04' 112.27' 181.53' 23.76' 125.52' 111.82' 55.05' 91.96' 52.13' 91.44' 76.58' 138.82' 90.88' 48.93' 93.68' 58.18' 124.85' 156.59'
L3	N 23.21'04" E N 03.32'55" W N 38.05'11" E N 33.43'22" E N 56.34'00" E N 35.15'12" E N 32.53'20" W N 30.58'43" W N 08.36'40" W N 66.23'42" W N 55.40'57" W N 84.59'54" W N 68.08'04" W N 67.37'50" W N 67.37'50" E S 75.07'50" E S 75.07'50" E S 75.14'56" E S 76.12'17" E S 32.18'59" E N 75.45'28" E	62.19' 68.74' 74.91' 43.78' 122.04' 112.27' 181.53' 23.76' 125.52' 111.82' 55.05' 91.96' 52.13' 91.44' 76.58' 138.82' 90.88' 48.93' 93.68' 58.18' 124.85' 156.59'
L4 S 80'08'12" W 314.22' L5 S 66'51'20" W 115.50' L6 N 89'50'51" W 34.72' L7 N 53'40'16" W 118.79' L8 N 47'27'47" W 92.58' L9 S 41'35'39" E 111.23' L10 N 82'28'11" E 187.52' L11 N 87'16'45" E 320.55' L11 N 87'16'45" E 320.55' L11 N 87'16'45" E 326.18' L12 N 84'07'53" E 79.52' L13 N 72'48'42" E 139.56' L14 S 87'04'54" E 236.18' L14 S 87'04'54" E 236.18' L15 N 32'57'55" E 260.30' L80 L16 N 06'15'53" E 889.01' L17 S 84'19'15" E 50.00' L82 L18 S 05'40'45" W 1	N 03'32'55" W N 38'05'11" E N 33'43'22" E N 56'34'00" E N 35'15'12" E N 32'53'20" W N 30'58'43" W N 08'36'40" W N 66'23'42" W N 55'40'57" W N 84'59'54" W N 66'03'42" W N 74'57'48" W N 67'37'50" W S 62'51'03" E S 75'07'50" E S 75'07'50" E S 75'14'56" E S 76'12'17" E S 32'18'59" E N 75'45'28" E	68.74' 74.91' 43.78' 122.04' 112.27' 181.53' 23.76' 125.52' 111.82' 55.05' 91.96' 52.13' 91.44' 76.58' 138.82' 90.88' 48.93' 93.68' 58.18' 124.85' 156.59'
L5 S 66*51'20" W 115.50' L70 L6 N 89*50'51" W 34.72' L71 L7 N 53*40'16" W 118.79' L72 L8 N 47*27'47" W 92.58' L73 L9 S 41*35'39" E 111.23' L74 L10 N 82*28'11" E 187.52' L75 L11 N 87*16'45" E 320.55' L76 L12 N 84*07'53" E 79.52' L77 L13 N 72*48'42" E 139.56' L78 L14 S 87*04'54" E 236.18' L79 L14 S 87*04'54" E 236.18' L79 L15 N 32:57'55" E 260.30' L80 L16 N 06*15'53" E 889.01' L81 L17 S 84*19'15" E	N 38.05'11" E N 33.43'22" E N 56.34'00" E N 35.15'12" E N 32.53'20" W N 30.58'43" W N 08.36'40" W N 66.23'42" W N 55.40'57" W N 84.59'54" W N 68.08'04" W N 74.57'48" W N 67.37'50" E S 75.07'50" E S 67.49'51" E N 89.18'00" E S 76.12'17" E S 32.18'59" E N 75.45'28" E	74.91' 43.78' 122.04' 112.27' 181.53' 23.76' 125.52' 111.82' 55.05' 91.96' 52.13' 91.44' 76.58' 138.82' 90.88' 48.93' 93.68' 58.18' 124.85' 156.59'
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L8 N 47*27'47" W 92.58' L9 S 41*35'39" E 111.23' L10 N 82*28'11" E 187.52' L11 N 87*16'45" E 320.55' L12 N 84*07'53" E 79.52' L13 N 72*48'42" E 139.56' L14 S 87*04'54" E 236.18' L15 N 32*57'55" E 260.30' L16 N 06*15'53" E 889.01' L17 S 84*19'15" E 50.00' L18 S 05*40'45" W 130.67' L19 S 02*47'24" W 785.60' L20 S 35*54'34" W 335.02' L21 N 79*31'24" W 188.27' L22 S 67*31'26" W 84.75' L23 S 72*09'32" W	N 35.15.12" E N 32.53.20" W N 30.58.43" W N 08.36.40" W N 66.23.42" W N 55.40.57" W N 84.59.54" W N 68.08.04" W N 74.57.48" W N 67.37.50" E S 67.49.51" E N 89.18.00" E S 75.14.56" E S 76.12.17" E S 32.18.59" E N 75.45.28" E	112.27' 181.53' 23.76' 125.52' 111.82' 55.05' 91.96' 52.13' 91.44' 76.58' 138.82' 90.88' 48.93' 93.68' 58.18' 124.85' 156.59'
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L15 N 32:57'55" E 260.30' L16 N 06:15'53" E 889.01' L17 S 84:19'15" E 50.00' L18 S 05:40'45" W 130.67' L19 S 02:47'24" W 785.60' L20 S 35:54'34" W 335.02' L21 N 79'31'24" W 188.27' L22 S 67'31'26" W 84.75' L23 S 72'09'32" W 66.80' L24 S 81'42'59" E 65.83' L24 S 81'42'59" E 65.83' L25 N 75'57'02" E 40.40' L27 N 65'12'10" E 128.48' L27 N 65'12'10" E 148.93' L28 N 83'17'10" E 148.93' L29 N 67'20'10" E 37.54' L30 N 22'39'50" W 30.00' L31 S 67'19'09" W 37.24' L32 S 87'42'17" W 142.97' L33 S 65'37'18" W 132.94' L34 S 81'51'17" W 71.40' L35 S 79'53'25" W 41.59' L36 N 81'53'49" W 61.00' L37 S 34'38'47" W 97.30' L38 L100 L37 S 34'38'47" W 97.30'	N 68'08'04" W N 74'57'48" W N 67'37'50" W S 62'51'03" E S 75'07'50" E S 67'49'51" E N 89'18'00" E S 57'14'56" E S 76'12'17" E S 32'18'59" E N 75'45'28" E	52.13' 91.44' 76.58' 138.82' 90.88' 48.93' 93.68' 58.18' 124.85' 156.59'
L16 N 06'15'53" E 889.01' L81 L17 S 84'19'15" E 50.00' L82 L18 S 05'40'45" W 130.67' L83 L19 S 02'47'24" W 785.60' L84 L20 S 35'54'34" W 335.02' L85 L21 N 79'31'24" W 188.27' L86 L21 N 79'31'24" W 188.27' L86 L22 S 67'31'26" W 84.75' L87 L23 S 72'09'32" W 66.80' L88 L24 S 81'42'59" E 65.83' L89 L25 N 75'57'02" E 40.40' L90 L26 S 82'46'23" E 76.24' L91 L27 N 65'12'10" E 128.48' L92 L28 N 83'17'10" E 148.93' L93 L29 N 67'20'10" E 37.54' L94 L30 N 22'39'50" W 30.00' L95 L31 S 67'19'09" W 37.24' L96 L32 S 87'42'17" W 142.97' L97 L33 S 65'37'18" W 132.94' L98 L34 S 81'51'17" W 71.40' L99 L34 S 81'51'17"	N 74'57'48" W N 67'37'50" W S 62'51'03" E S 75'07'50" E S 67'49'51" E N 89'18'00" E S 57'14'56" E S 76'12'17" E S 32'18'59" E N 75'45'28" E	91.44' 76.58' 138.82' 90.88' 48.93' 93.68' 58.18' 124.85' 156.59'
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L20 S 35.54'34" W 335.02' L21 N 79.31'24" W 188.27' L22 S 67.31'26" W 84.75' L23 S 72.09'32" W 66.80' L24 S 81.42'59" E 65.83' L25 N 75.57'02" E 40.40' L26 S 82.46'23" E 76.24' L27 N 65.12'10" E 128.48' L28 N 83.17'10" E 148.93' L29 N 67.20'10" E 37.54' L30 N 22.39'50" W 30.00' L31 S 67.19'09" W 37.24' L32 S 87.42'17" W 142.97' L33 S 65.37'18" W 132.94' L34 S 81.51'17" W 71.40' L35 S 79.53'25" W 41.59' L30 N 81.53'49" W 61.00' L37 S 34'38'47" W 97.30' L101 L37 L38 N 56'07'00" W 59.75' L103 L39 L40 N 17'20'46" E 279.43' L41 N 10'31'22" W 386.19' L42 N 08'13'28" W 135.06'	S 67.49'51" E N 89.18'00" E S 57.14'56" E S 76.12'17" E S 32.18'59" E N 75.45'28" E	48.93' 93.68' 58.18' 124.85' 156.59'
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L29 N 67*20'10" E 37.54' L30 N 22*39'50" W 30.00' L31 S 67*19'09" W 37.24' L32 S 87*42'17" W 142.97' L33 S 65*37'18" W 132.94' L34 S 81*51'17" W 71.40' L35 S 79*53'25" W 41.59' L36 N 81*53'49" W 61.00' L37 S 34'38'47" W 97.30' L38 N 56'07'00" W 59.75' L39 N 14*58'16" W 208.13' L40 N 17"20'46" E 279.43' L105 L41 N 10'31'22" W 386.19' L106 L42 N 08'13'28" W 135.06' L107	S 05°31'59" W	431.21
L30 N 22'39'50" W 30.00' L95 L31 S 67'19'09" W 37.24' L96 L32 S 87'42'17" W 142.97' L97 L33 S 65'37'18" W 132.94' L98 L34 S 81'51'17" W 71.40' L99 L35 S 79'53'25" W 41.59' L100 L36 N 81'53'49" W 61.00' L101 L37 S 34'38'47" W 97.30' L102 L38 N 56'07'00" W 59.75' L103 L39 N 14'58'16" W 208.13' L104 L40 N 17'20'46" E 279.43' L105 L41 N 10'31'22" W 386.19' L106 L42 N 08'13'28" W 135.06' L107	N 55.58'25" E	108.66
L31 S 67*19'09" W 37.24' L32 S 87*42'17" W 142.97' L33 S 65*37'18" W 132.94' L34 S 81*51'17" W 71.40' L35 S 79*53'25" W 41.59' L36 N 81*53'49" W 61.00' L37 S 34*38'47" W 97.30' L38 N 56*07'00" W 59.75' L39 N 14*58'16" W 208.13' L40 N 17*20'46" E 279.43' L41 N 10*31'22" W 386.19' L42 N 08*13'28" W 135.06'	N 14°38'41" W	212.83'
L32 S 87*42'17" W 142.97' L33 S 65*37'18" W 132.94' L34 S 81*51'17" W 71.40' L35 S 79*53'25" W 41.59' L36 N 81*53'49" W 61.00' L37 S 34*38'47" W 97.30' L38 N 56*07'00" W 59.75' L39 N 14*58'16" W 208.13' L40 N 17*20'46" E 279.43' L41 N 10*31'22" W 386.19' L42 N 08*13'28" W 135.06'	N 24.59'49" W	46.99
L33 S 65*37'18" W 132.94' L34 S 81*51'17" W 71.40' L35 S 79*53'25" W 41.59' L36 N 81*53'49" W 61.00' L37 S 34*38'47" W 97.30' L38 N 56*07'00" W 59.75' L39 N 14*58'16" W 208.13' L40 N 17*20'46" E 279.43' L41 N 10*31'22" W 386.19' L42 N 08*13'28" W 135.06'	N 81°18'09" W	40.65
L34 S 81*51'17" W 71.40' L99 L35 S 79*53'25" W 41.59' L100 L36 N 81*53'49" W 61.00' L101 L37 S 34*38'47" W 97.30' L102 L38 N 56*07'00" W 59.75' L103 L39 N 14*58'16" W 208.13' L104 L40 N 17*20'46" E 279.43' L105 L41 N 10*31'22" W 386.19' L106 L42 N 08*13'28" W 135.06' L107	N 40°56'58" W	<i>37.15</i> ′
L35 S 79'53'25" W 41.59' L100 L36 N 81'53'49" W 61.00' L101 L37 S 34'38'47" W 97.30' L102 L38 N 56'07'00" W 59.75' L103 L39 N 14'58'16" W 208.13' L104 L40 N 17'20'46" E 279.43' L105 L41 N 10'31'22" W 386.19' L106 L42 N 08'13'28" W 135.06' L107	N 20°14'33" W	20.14
L36 N 81*53'49" W 61.00' L101 L37 S 34*38'47" W 97.30' L102 L38 N 56*07'00" W 59.75' L103 L39 N 14*58'16" W 208.13' L104 L40 N 17*20'46" E 279.43' L105 L41 N 10*31'22" W 386.19' L106 L42 N 08*13'28" W 135.06' L107	N 84°57'13" W	111.27'
L37 S 34'38'47" W 97.30' L102 L38 N 56'07'00" W 59.75' L103 L39 N 14'58'16" W 208.13' L104 L40 N 17'20'46" E 279.43' L105 L41 N 10'31'22" W 386.19' L106 L42 N 08'13'28" W 135.06' L107	N 50°51'28" W	
L38 N 56'07'00" W 59.75' L103 L39 N 14'58'16" W 208.13' L104 L40 N 17'20'46" E 279.43' L105 L41 N 10'31'22" W 386.19' L106 L42 N 08'13'28" W 135.06' L107	N 60°17'15" W	
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L40 N 17*20'46" E 279.43' L105 L41 N 10*31'22" W 386.19' L106 L42 N 08*13'28" W 135.06' L107	<u>N 31°18′14″ W</u> N 64°06'03" W	
L41 N 10'31'22" W 386.19' L42 N 08'13'28" W 135.06'		
L42 N 08*13'28" W 135.06' L107	<u>N 14°50′51″ W</u> N 37°12′31″ W	
	N 11°44'26" W	
1/45 10/ 554/ 55 10/1/10/ 1 1///5		
LTO 11 30 T) 30 W 100.30		
L44 N 79'59'03" W 59.16' L109		
L45 N 61°27'35" W 62.61' L110	N 51°57'36" W N 30°59'52" W	
L46 N 51°35′28″ W 55.61′ L111		
L47 N 73*38'49" W 80.51' L112		
L48 N 49'06'58" W 66.73' L113 L49 N 12'27'05" W 37.67' L114	N 42°22'18" W N 67°55'18" W	
		122.17
L50 N 40°34′48″ W 46.93′ L115		
L51 N 72°44'28" W 35.64' L116 L52 N 40°24'35" W 75.61' L117	<u>N 50°15′52″ W</u> N 56°33'44" W	
L53 N 50°43'53" W 39.65' L54 N 32°37'10" W 50.41'	N 31°27'52" W N 50°13'58" W	
L55 N 50'36'08" E 20.00' L120 L56 S 44'08'28" E 48.15' L121	N 26°18'01" W N 03°27'56" E	15.91
		62.40'
L57 S 36'26'51" E 41.94' L122 L58 S 38'56'36" E 65.86' L123		
L59 S 72.42'51" E 34.25' L124	N 72°33'32" W	
L61 S 11'42'40" E 47.39' L126	N 60°59'07" W	
L62 S 39.50'31" E 51.79' L127	N 26°13'34" W	
L63 S 87*33'27" E 82.89' L128	N 26°13'34" W N 62°07'44" W	
L64 S 72°34′38" E 110.75' L129	N 26*13'34" W N 62*07'44" W N 68*01'07" W	
	N 26*13'34" W N 62*07'44" W N 68*01'07" W N 82*12'05" W	
L66 N 62.38'32" E 86.44' [L131]	N 26*13'34" W N 62*07'44" W N 68*01'07" W	





PLAT OF TEXAS GRAND RANCH SECTION 11

CONTAINING 3 BLOCKS, 2 RESERVES AND 96 LOTS

A SUBDIVISION CONTAINING 213.68 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,

H. APPLEWHITE SURVEY, A-57, J. B. WILSON SURVEY, A-607, W. D. GLASSCOCK SURVEY, A-222, WALKER COUNTY, TEXAS

SEPTEMBER 2019

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

Job No. 19-008

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LEGEND

Drainage Easement Nature Trail Easement NTE Public Utility Easement PUE Waterline Easement WLEWalker County Deed Records WCDR Walker County Official Public Records WCOPR WCPRWalker County Plat Records Variable Width Private Drainage Easement **VWDE**

Set 5/8" Iron Rod w/cap marked "MICHAEL A. NAMKEN RPLS 6533", UNLESS otherwise noted

Block Number

Vicinity Map, Notes, and Sheet Index Certifications and Dedications Blocks 22 and 29 Blocks 22 and 29 Block 24, Detail View A, Curve and Line Tables Block 24

Detail Views B, C, D and E

Detail View F and G, Line Tables

INDIVIDUAL SHEETS CONTENTS

FOR TAX PURPOSES THIS PLAT COMPLIES

WITH SECTION 12.002

OF THE PROPERTY

CODE