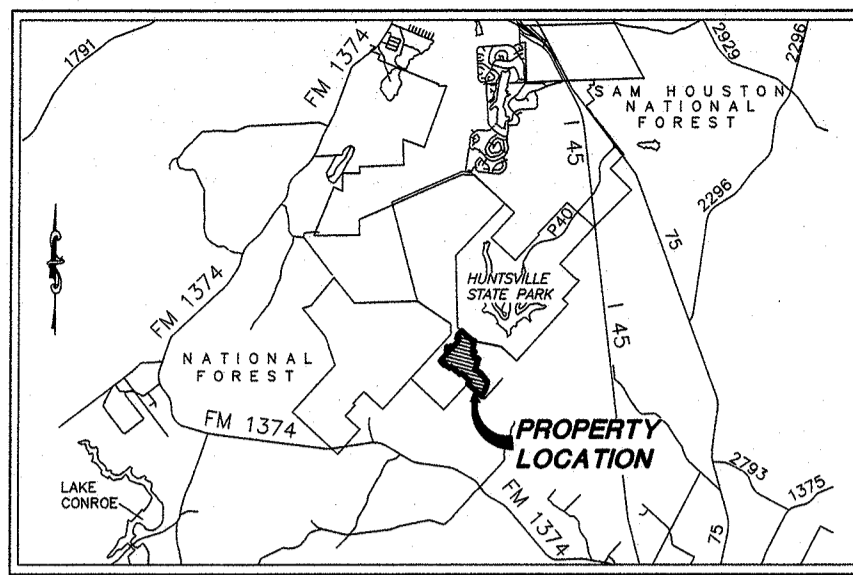


LEGEND

- DE Drainage Easement
- CCN Certificate of Convenience and Necessity
- ETJ Extraterritorial Jurisdiction Line
- Min. FF Minimum Finished Floor Elevation
- NTE Nature Trail Easement
- PUE Public Utility Easement
- WLE Waterline Easement
- WCOR Walker County Official Public Records
- WCPR Walker County Plat Records
- VWDE Variable Width Private Drainage Easement
- Set 5/8" Iron Rod w/cap marked "MICHAEL A. NAMKEN RPLS 6533", UNLESS otherwise noted
- Point for Corner, Set 5/8" Iron Rod w/cap marked "MICHAEL A. NAMKEN RPLS 6533" at called distance
- Block Number

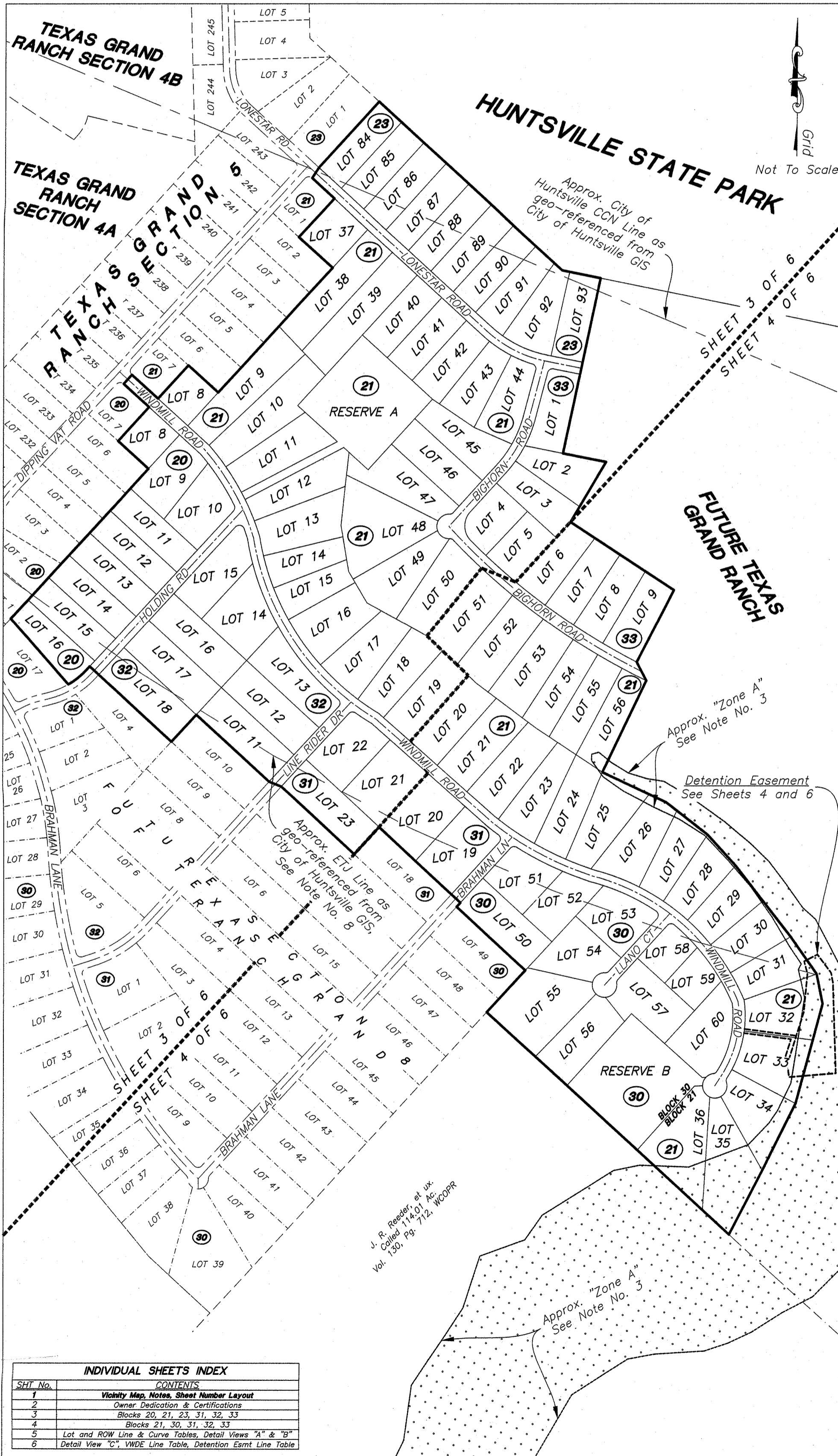
VICINITY MAP - Not To Scale



GENERAL NOTES

1. The purpose of this plat is to create TEXAS GRAND RANCH SECTION 10 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 with an adjacent 20' Public Utility Easement (PUE) and the adjacent Drainage Easements (DE) as shown hereon to the public.
2. All Bearings, Distances, Coordinates and Areas hereon are Grid and referenced to the Texas State Plane Coordinate System, Central Zone, NAD 83, NAVD 83 and based upon City of Huntsville Mapping Control Network Control Point Number 7262, having a published coordinates of N=10,231,650.757, 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. Please review the record instruments cited hereon to compare the survey bearings and distances with the record calls.
3. Based on the graphic location of the subject tract superimposed upon the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, revised 18 August 2011, Walker County #481042, Map # 4847105000, Panel 05000, this property is located within:
 - Flood Hazard Zone "X" OTHER AREAS (areas determined to be outside the 0.2% annual chance floodplain),
 - and Flood Hazard Zone "A" (areas determined to be subject to inundation by the 1% annual chance flood, with no 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. 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 monumentation.
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 points of intersection.
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 the Walker County is required prior to installation of the driveway for determination of the location, culvert sizing, installation depth, etc.
8. The Extraterritorial Jurisdiction Line (ETJ) and Certificate of Convenience and Necessity Line (CCN) shown on this plat was obtained from the City of Huntsville's GIS Department. It's 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.
9. 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, except as noted below
 - Block 23, Lots 84 thru 93 have a 75' Front Building Line, 20' Side Building Line and a 45' Rear Building Line
10. All Lots shown hereon will be subject to Covenants, Conditions and Restrictions for TEXAS GRAND RANCH SECTION 9, which will be recorded of Public Record after the acceptance and recording of the Final Plat of TEXAS GRAND RANCH SECTION 9.

TEXAS GRAND RANCH SECTION 9 SHEET INDEX



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 the future.

DRAINAGE AND IMPERVIOUS COVER

12. Finished floor elevations shall be a minimum of twelve (12) inches above finished adjacent grade, with the exception of Lots 9 through 36 and Lots 48 through 56 of Block 21 will be required to meet finished floor elevations as shown hereon.
13. 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".
14. "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.
15. 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.
16. 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.
17. All Drainage Easements labeled as "DE" are typical right angle off of right-of-way.
18. Block 21, Lots 31, 32 and 33 have a detention easement at the rear of the Lots as shown hereon which will be used to construct a detention pond and may be subject to a recorded easement filed at a later date.
19. 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.
20. 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

21. 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.
22. 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.
23. Within the twenty-five (25) foot Vegetative Buffer along the Texas State Parks Board, Huntsville State Park, as recorded in Vol. 89, pg. 368, Walker County Deed Records, no improvements shall be made, and cutting of natural vegetation is prohibited. See the Covenants, Conditions and Restrictions for TEXAS GRAND RANCH SECTION 9, which will be recorded of Public Record after the acceptance and recording of this plat for more details on the Vegetative Buffer.

TEXAS GRAND RANCH APPROVED VARIANCES:

24. 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).
25. Modification of Subdivision Standard, approved August 16, 2018 for the staff length to exceed the maximum allowed per Table 5-2, and the width of the staff to not meet the minimum required per Table 5-2 for Reserve "A", Block 21.

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

PLAT OF TEXAS GRAND RANCH SECTION 9

CONTAINING 7 BLOCKS, 2 RESERVES AND 101 LOTS

A SUBDIVISION CONTAINING 204.08 ACRES OF LAND, OUT OF THE RESIDUE OF THE 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

FEBRUARY 2019

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

Job No. 18-015

4/9/2019 11:36:37 AM, AMM

INDIVIDUAL SHEETS INDEX	
SHT. No.	CONTENTS
1	Vicinity Map, Notes, Sheet Number Layout
2	Owner Dedication & Certifications
3	Blocks 20, 21, 23, 31, 32, 33
4	Blocks 21, 30, 31, 32, 33
5	Lot and ROW Line & Curve Tables, Detail Views "A" & "B"
6	Detail View "C", VWDE Line Table, Detention Easmt Line Table

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 9 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

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

INDIVIDUAL SHEETS INDEX	
SHT No.	CONTENTS
1	Vicinity Map, Notes, Sheet Number Layout
2	Owner Dedication & Certifications
3	Blocks 20, 21, 23, 31, 32, 33
4	Blocks 21, 30, 31, 32, 33
5	Lot and ROW Line & Curve Tables, Detail Views "A" & "B"
6	Detail View "C", VWDE Line Table, Detention Easmt Line Table

CERTIFICATION BY THE ENGINEER

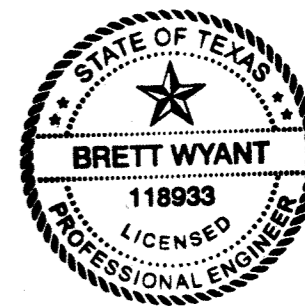
STATE OF TEXAS
COUNTY OF WALKER.

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

Brett Wyant
Registered Professional Engineer
Texas Registration No. 118933

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



4/09/2019

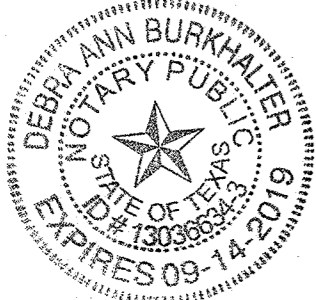
NOTARY PUBLIC ACKNOWLEDGEMENT

STATE OF TEXAS,
COUNTY OF WALKER.

This Instrument was acknowledged before me on the 9 day of April, 2019 by RENEE HOWES.

Debra Ann Burkhalter

Notary Public for State of Texas



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 12th day of April, 2019.

Y.S. [Signature]

City of Huntsville City Engineer

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.

Mike Namken 4-9-19

Michael A. Namken
Registered Professional Land Surveyor No. 6533



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 12 day of April, 2019, in the Plat Records of Walker County in Volume 6, Page 160.

By: *Kari A French by Roni Riley*
Kari A. French, County Clerk
Walker County, Texas
Deputy Clerk

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 11th day of April, 2019.

Janet Ridley

City of Huntsville Planning Officer

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 11th day of April, 2019.

So Woods

Chairman

PLAT OF
TEXAS GRAND RANCH
SECTION 9

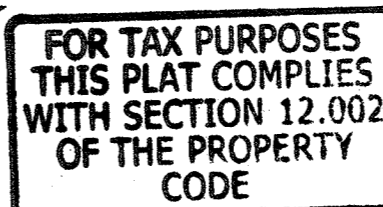
CONTAINING 7 BLOCKS, 2 RESERVES AND 101 LOTS

A SUBDIVISION CONTAINING 204.08 ACRES OF LAND, OUT OF THE RESIDUE OF THE 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

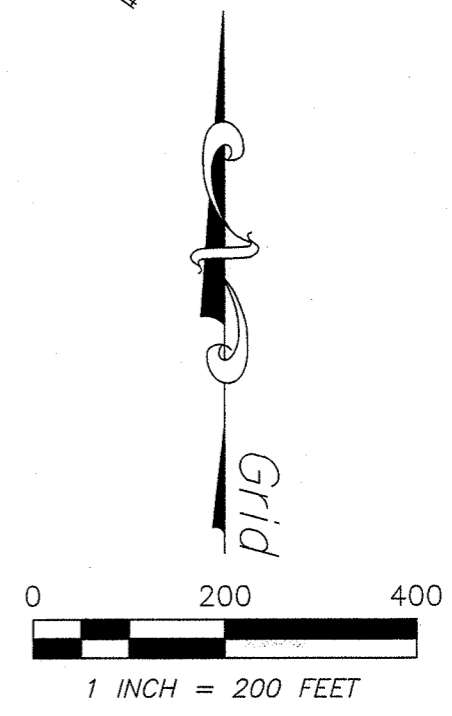
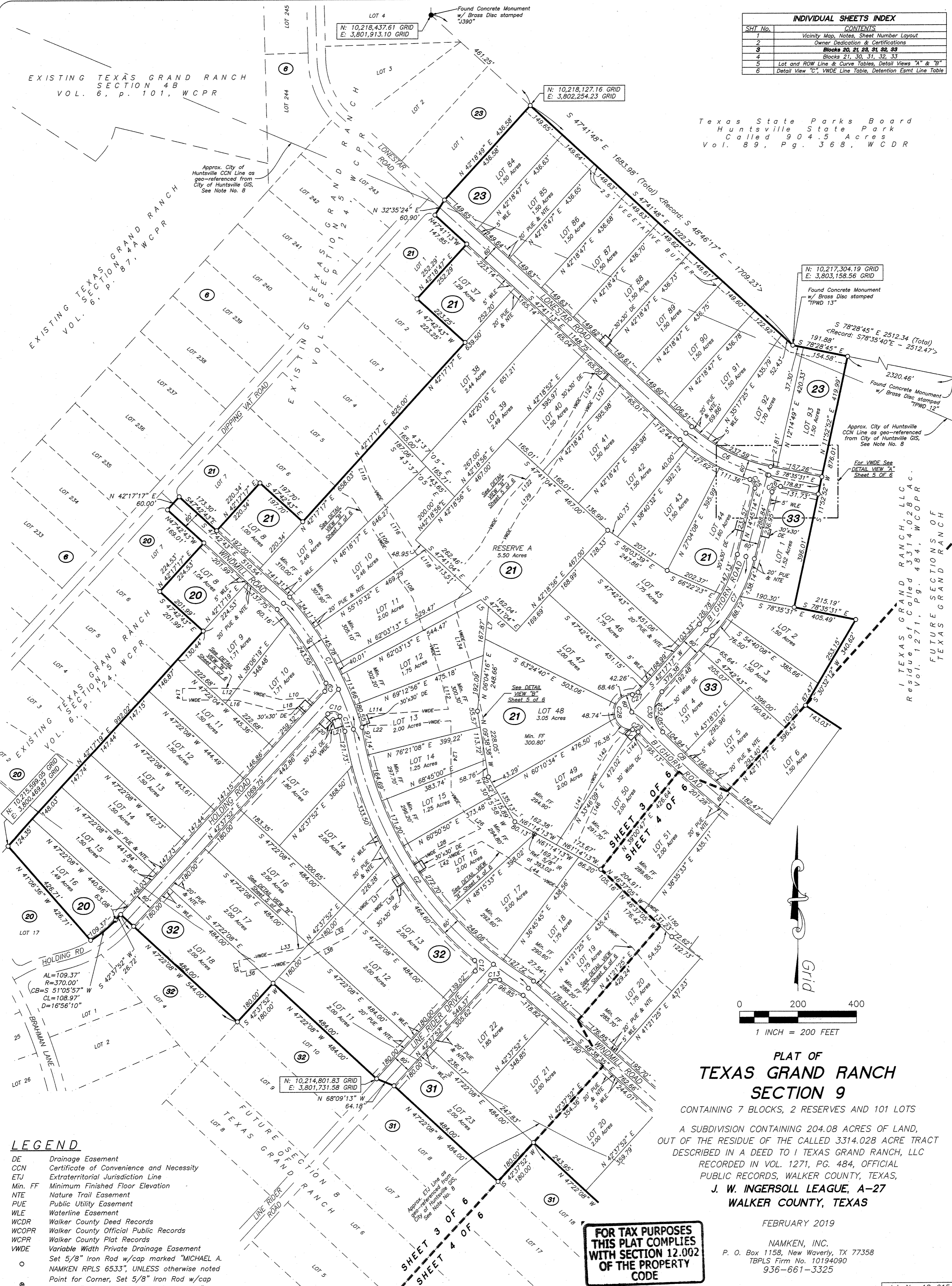
FEBRUARY 2019

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



INDIVIDUAL SHEETS INDEX	
SHT No.	CONTENTS
1	Vicinity Map, Notes, Sheet Number Layout
2	Owner Dedication & Certifications
3	Blocks 20, 21, 23, 31, 32, 33
4	Blocks 21, 30, 31, 32, 33
5	Lot and ROW Line & Curve Tables, Detail Views "A" & "B"
6	Detail View "C", VWDE Line Table, Detention Esmt Line Table

Texas State Parks Board
Huntsville State Park
Called 904.5 Acres
Vol. 89, Pg. 368, WC DR



PLAT OF TEXAS GRAND RANCH SECTION 9

CONTAINING 7 BLOCKS, 2 RESERVES AND 101 LOTS

A SUBDIVISION CONTAINING 204.08 ACRES OF LAND, OUT OF THE RESIDUE OF THE 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

FEBRUARY 2019

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

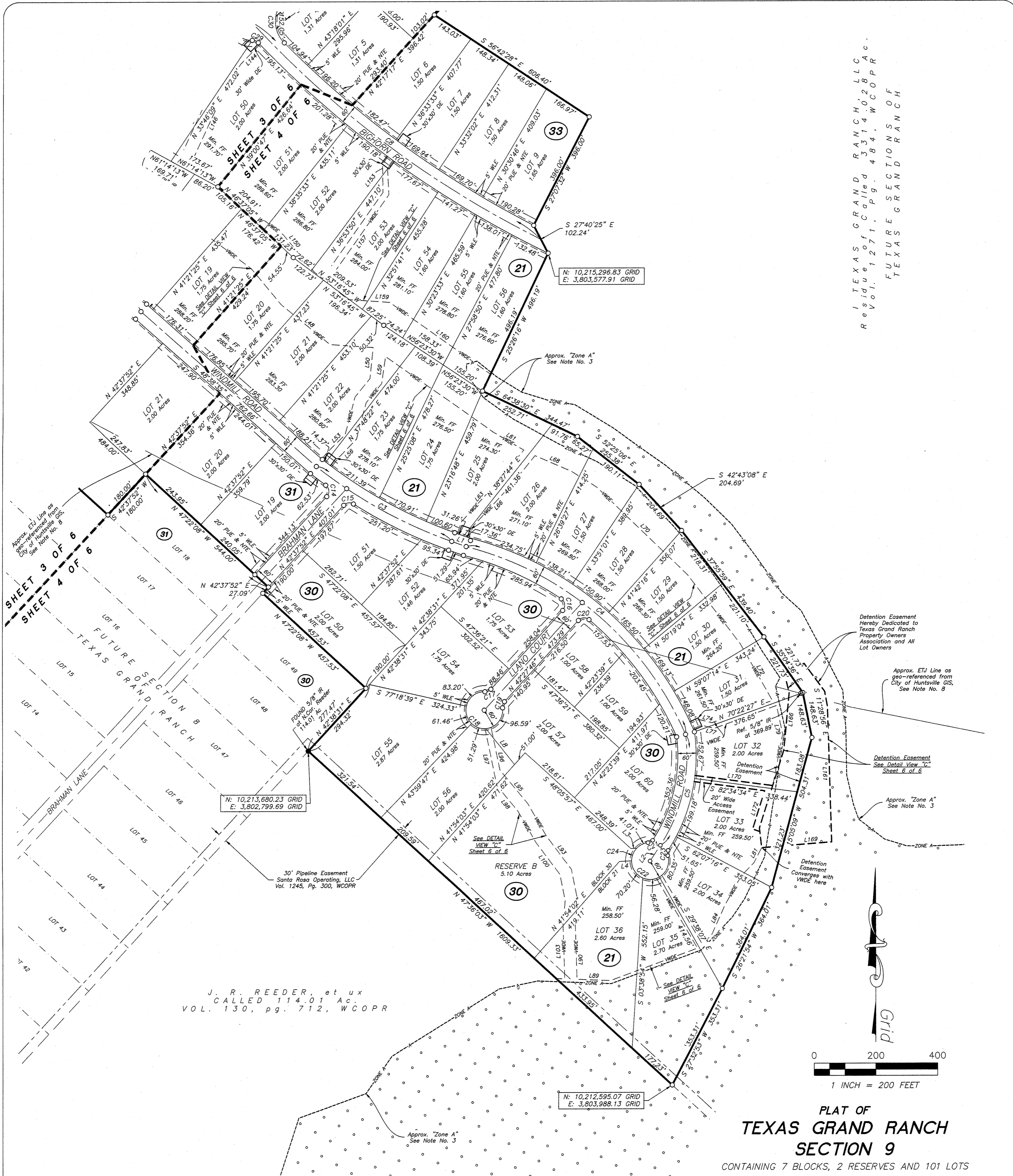
- LEGEND**
- DE Drainage Easement
 - CCN Certificate of Convenience and Necessity
 - ETJ Extraterritorial Jurisdiction Line
 - Min. FF Minimum Finished Floor Elevation
 - NTE Nature Trail Easement
 - PUE Public Utility Easement
 - WLE Waterline Easement
 - WC DR Walker County Deed Records
 - WCOPR Walker County Official Public Records
 - WCPR Walker County Plat Records
 - VWDE Variable Width Private Drainage Easement
 - Set 5/8" Iron Rod w/cap marked "MICHAEL A. NAMKEN RPLS 6533", UNLESS otherwise noted
 - Point for Corner, Set 5/8" Iron Rod w/cap marked "MICHAEL A. NAMKEN RPLS 6533" at called distance
 - Block Number

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

NOTE: ROW & LOT CURVE AND LINE TABLES ON SHEET 5 OF 6

4/9/2019 11:37:15 AM, AMM

I TEXAS GRAND RANCH, LLC
 Residue of Called 3314.028 Acre
 Vol. 1271, Pg. 484, WCOPR
 FUTURE SECTIONS OF
 TEXAS GRAND RANCH



J. R. REEDER, et ux
 CALLED 114.01 AC.
 VOL. 130, pg. 712, WCOPR

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

**PLAT OF
 TEXAS GRAND RANCH
 SECTION 9**

CONTAINING 7 BLOCKS, 2 RESERVES AND 101 LOTS

A SUBDIVISION CONTAINING 204.08 ACRES OF LAND,
 OUT OF THE RESIDUE OF THE 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

FEBRUARY 2019

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

LEGEND

- DE Drainage Easement
- CCN Certificate of Convenience and Necessity
- ETJ Extraterritorial Jurisdiction Line
- Min. FF Minimum Finished Floor Elevation
- NTE Nature Trail Easement
- PUE Public Utility Easement
- WLE Waterline Easement
- WCOR Walker County Deed Records
- WCOPR Walker County Official Public Records
- WCPR Walker County Plat Records
- VWDE Variable Width Private Drainage Easement
- Set 5/8" Iron Rod w/cap marked "MICHAEL A. NAMKEN RPLS 6533", UNLESS otherwise noted
- Point for Corner, Set 5/8" Iron Rod w/cap marked "MICHAEL A. NAMKEN RPLS 6533" at called distance
- Block Number

INDIVIDUAL SHEETS INDEX	
SHT No.	CONTENTS
1	Vicinity Map, Notes, Sheet Number Layout
2	Owner Dedication & Certifications
3	Blocks 20, 21, 23, 31, 32, 33
4	Blocks 21, 30, 31, 32, 33
5	Lot and ROW Line & Curve Tables, Detail Views "A" & "B"
6	Detail View "C", VWDE Line Table, Detention Esmt Line Table

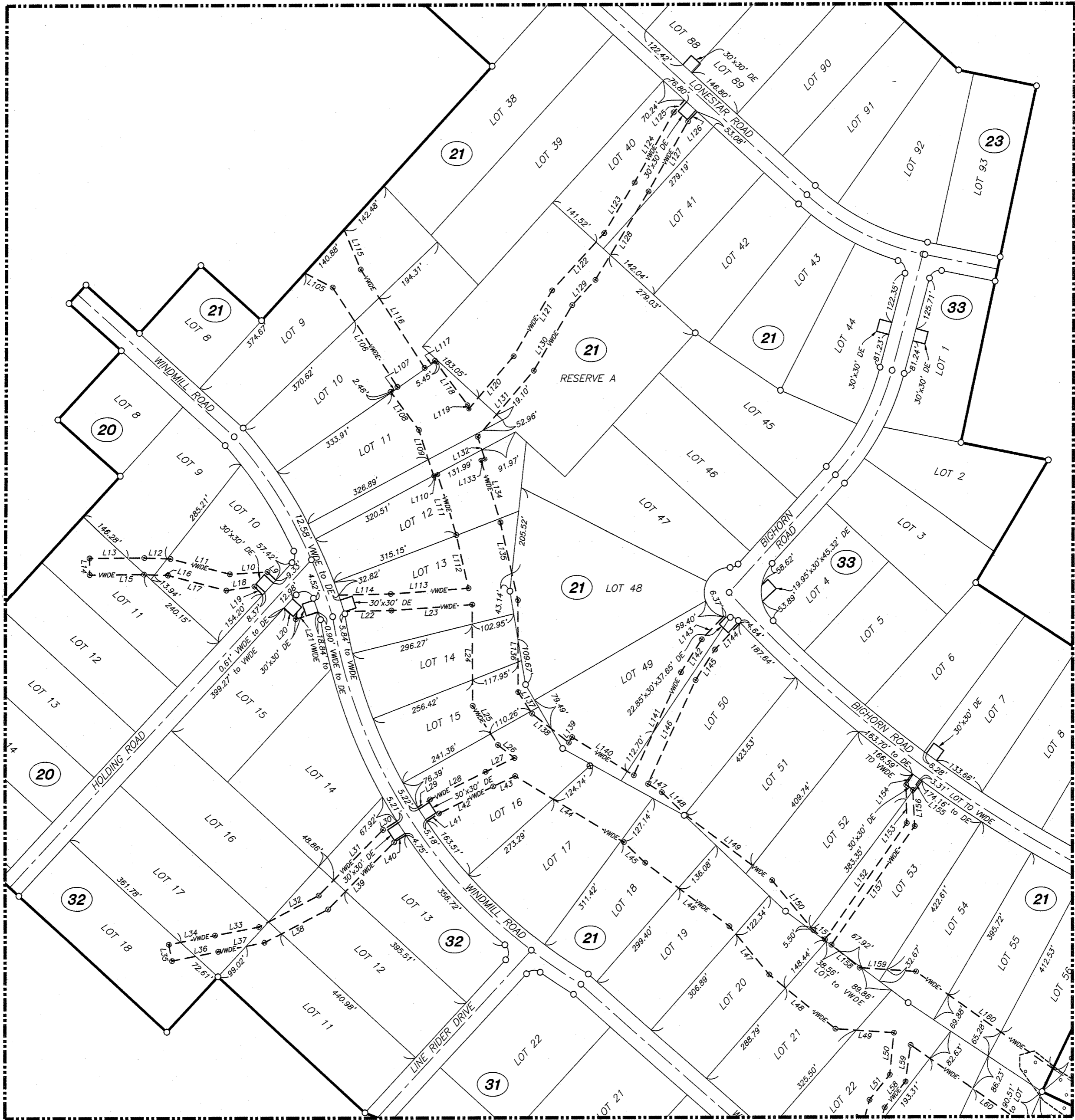
NOTE: ROW & LOT CURVE AND LINE TABLES ON SHEET 5 OF 6

4/29/2019 11:37:28 AM, AMM

Job No. 18-1015

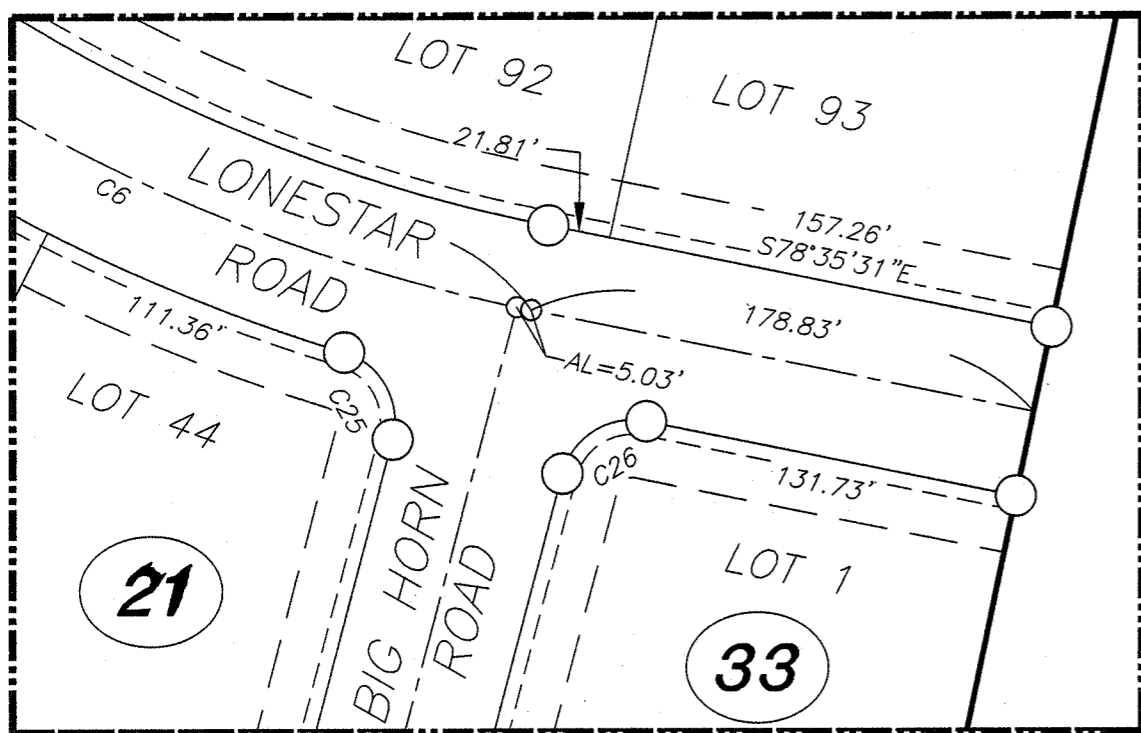
TEXAS GRAND RANCH SECTION 9 DETAIL VIEWS, LINE TABLES & CURVE TABLES

DETAIL VIEW "B"
SEE OVERALL ON SHEET 3 OF 6



NOTE: VWDE LINE TABLES ON SHEET 6 OF 6

DETAIL VIEW "A"
NOT TO SCALE - SEE OVERALL ON SHEET 3 OF 6



LOT LINE & RIGHT OF WAY CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	497.78'	1199.32'	N 29°01'04" W	494.21'	23°46'51"
C2	1103.81'	1271.22'	S 34°07'59" E	1069.46'	49°45'02"
C3	507.91'	1537.92'	S 61°04'47" E	505.60'	18°55'20"
C4	976.52'	1070.88'	S 49°30'30" E	943.04'	52°14'51"
C5	377.90'	527.93'	S 12°40'35" W	369.89'	41°00'50"
C6	323.64'	600.00'	S 63°08'22" E	319.73'	30°54'18"
C7	288.34'	600.00'	N 28°31'16" E	285.57'	27°32'03"
C8	1188.88'	3248.47'	N 53°08'00" W	1182.26'	20°58'09"
C9	29.92'	25.00'	S 08°20'44" W	28.17'	68°34'15"
C10	51.26'	25.00'	S 78°37'40" E	42.74'	117°28'57"
C11	54.27'	1169.32'	S 18°33'25" E	54.26'	2°39'33"
C12	40.35'	25.00'	S 03°36'38" E	36.11'	92°29'00"
C13	36.10'	25.00'	N 84°00'14" E	33.05'	82°44'45"
C14	42.11'	25.00'	S 05°37'19" E	37.30'	96°30'21"
C15	34.69'	25.00'	N 82°22'39" E	31.97'	79°29'34"
C16	43.11'	25.00'	S 06°56'14" E	37.96'	98°48'00"
C17	21.68'	25.00'	S 67°18'09" W	21.00'	49°40'47"
C18	292.54'	600.00'	S 47°32'14" E	277.65'	279°21'34"
C19	21.68'	25.00'	N 17°37'22" E	21.00'	49°40'47"
C20	38.15'	25.00'	N 86°10'54" E	34.56'	87°26'16"
C21	17.54'	25.00'	S 63°05'00" W	17.18'	40°12'06"
C22	293.22'	600.00'	S 56°49'02" E	277.13'	280°00'11"
C23	17.54'	25.00'	N 03°16'54" E	17.18'	40°12'04"
C24	45.37'	600.00'	S 22°21'28" W	44.30'	43°19'47"
C25	38.32'	25.00'	S 29°09'08" E	34.67'	87°48'45"
C26	37.81'	25.00'	S 58°04'52" W	34.31'	86°39'14"
C27	21.68'	25.00'	S 67°07'41" W	21.00'	49°40'47"
C28	193.59'	600.00'	S 00°27'53" E	119.89'	184°51'56"
C29	21.43'	25.00'	S 68°20'24" E	20.78'	49°06'55"
C30	152.05'	100.00'	S 01°16'18" E	137.82'	87°07'11"

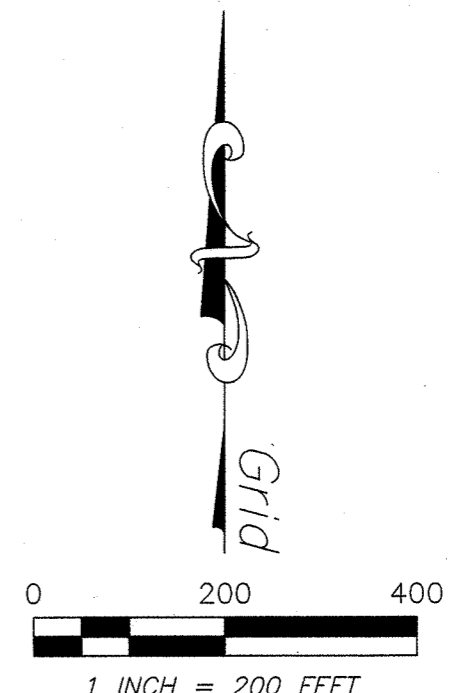
LOT LINE & RIGHT OF WAY LINE TABLE

LINE	BEARING	DISTANCE
L1	N 70°24'29" W	49.95'
L2	S 33°10'58" W	60.86'
L3	S 86°54'03" W	18.87'
L4	N 86°54'03" E	39.83'
L5	S 47°41'04" E	35.45'
L6	S 47°41'04" E	126.59'
L7	N 06°04'16" E	111.30'
L8	S 38°34'09" E	150.12'

INDIVIDUAL SHEETS INDEX	
SHT No.	CONTENTS
1	Vicinity Map, Notes, Sheet Number Layout
2	Owner Dedication & Certifications
3	Blocks 20, 21, 23, 31, 32, 33
4	Blocks 21, 30, 31, 32, 33
5	Lot and ROW Line & Curve Tables, Detail Views "A" & "B"
6	Detail View "C", VWDE Line Table, Detention Esmt Line Table

LEGEND

- DE Drainage Easement
- CCN Certificate of Convenience and Necessity
- ETJ Extraterritorial Jurisdiction Line
- Min. FF Minimum Finished Floor Elevation
- 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
- Set 5/8" Iron Rod w/cap marked "MICHAEL A. NAMKEN RPLS 6533", UNLESS otherwise noted
- Point for Corner, Set 5/8" Iron Rod w/cap marked "MICHAEL A. NAMKEN RPLS 6533" at called distance
- Block Number



PLAT OF TEXAS GRAND RANCH SECTION 9

CONTAINING 7 BLOCKS, 2 RESERVES AND 101 LOTS

A SUBDIVISION CONTAINING 204.08 ACRES OF LAND, OUT OF THE RESIDUE OF THE 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

FEBRUARY 2019

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

Job No. 18-015

4/9/2019 11:37:40 AM, AMM

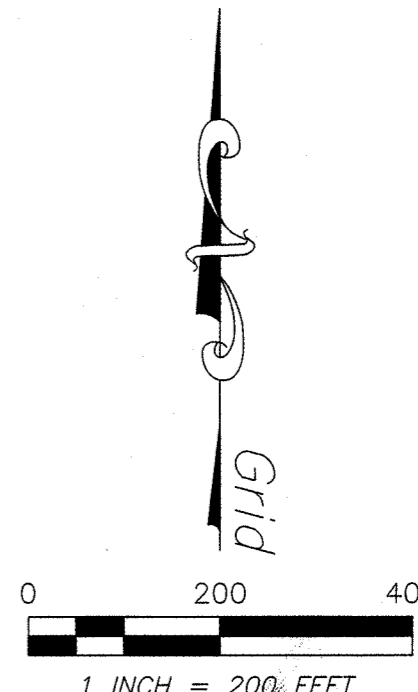
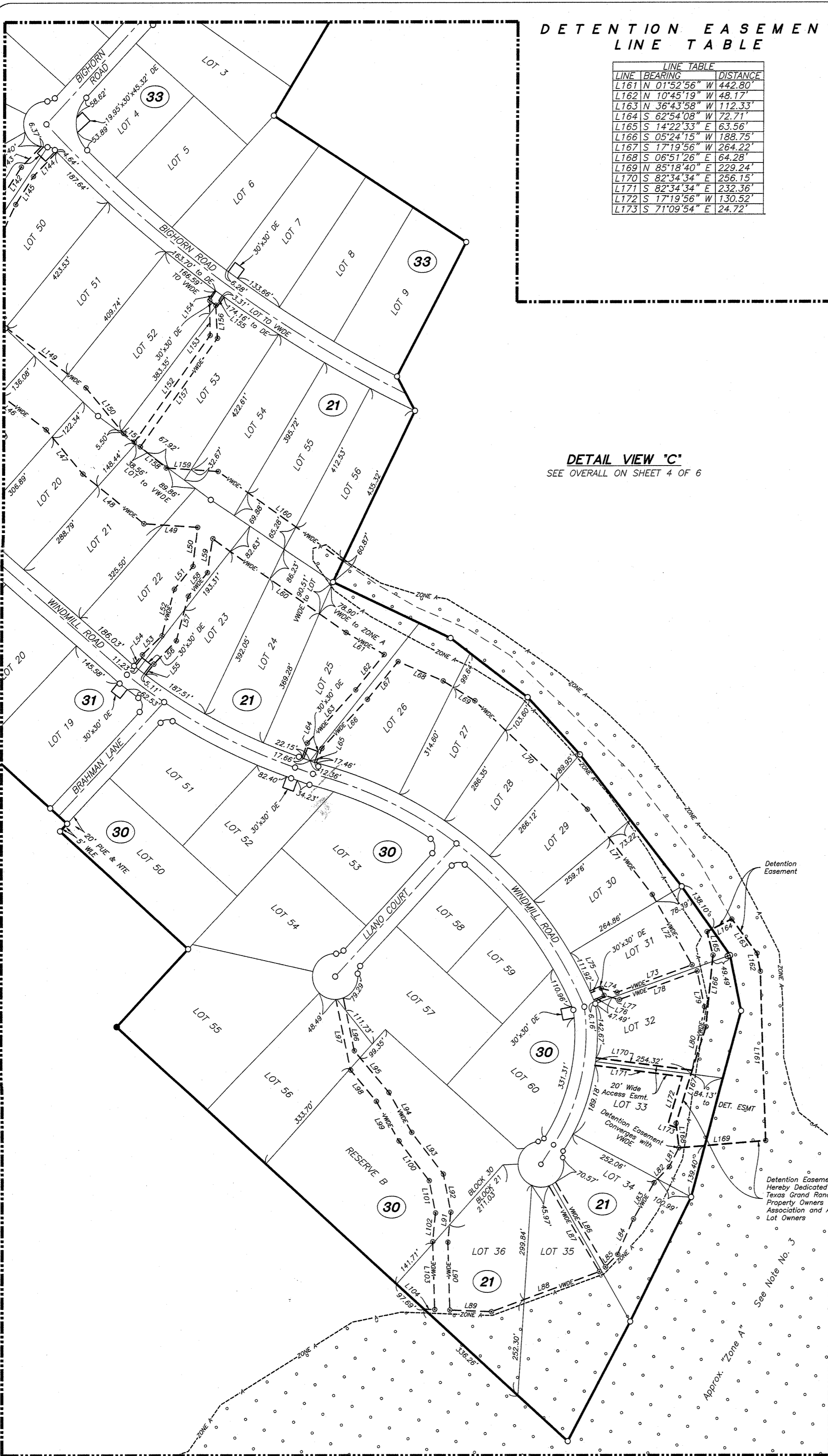
DETENTION EASEMENT
LINE TABLE

LINE	BEARING	DISTANCE
L161	N 01°52'56" W	442.80'
L162	N 10°45'19" W	48.17'
L163	N 36°43'58" W	112.33'
L164	S 62°54'08" W	72.71'
L165	S 14°22'33" E	63.56'
L166	S 05°24'15" W	188.75'
L167	S 17°19'56" W	264.22'
L168	S 06°51'26" E	64.28'
L169	N 85°18'40" E	229.24'
L170	S 82°34'34" E	256.15'
L171	S 82°34'34" E	232.36'
L172	S 17°19'56" W	130.52'
L173	S 71°09'54" E	24.72'

VWDE LINE TABLE

LINE	BEARING	DISTANCE
L9	N 46°11'04" W	28.76'
L10	S 86°38'51" W	90.95'
L11	N 75°20'27" W	146.85'
L12	N 87°43'03" W	62.84'
L13	S 89°40'27" W	131.45'
L14	S 00°19'33" E	40.00'
L15	N 89°40'27" E	130.54'
L16	S 87°43'03" E	57.59'
L17	S 75°20'27" E	144.29'
L18	N 81°58'53" E	68.27'
L19	S 44°58'50" E	28.36'
L20	S 47°07'05" E	39.12'
L21	N 72°49'49" E	56.83'
L22	N 89°00'16" E	113.82'
L23	N 85°55'36" E	195.25'
L24	S 00°20'07" E	243.39'
L25	S 33°04'07" E	112.54'
L26	S 51°53'09" E	50.81'
L27	S 64°39'34" W	76.97'
L28	S 63°31'14" W	149.05'
L29	S 57°41'03" W	35.63'
L30	S 58°21'02" W	39.31'
L31	S 44°31'56" W	220.69'
L32	S 62°35'06" W	163.55'
L33	S 79°02'02" W	107.84'
L34	S 78°44'03" W	112.51'
L35	S 11°15'57" E	40.00'
L36	N 78°44'03" E	112.41'
L37	S 79°02'02" E	113.52'
L38	S 62°35'06" E	173.97'
L39	S 44°39'52" E	225.86'
L40	N 59°05'23" E	33.62'
L41	N 57°05'47" E	35.05'
L42	N 63°36'01" E	145.72'
L43	N 64°39'34" E	58.29'
L44	S 58°46'38" E	308.34'
L45	S 46°11'13" E	71.58'
L46	S 52°51'58" E	253.78'
L47	S 39°36'24" E	151.52'
L48	S 50°48'24" E	206.36'
L49	S 86°00'05" E	141.36'
L50	S 05°35'59" W	101.48'
L51	S 39°00'49" W	77.54'
L52	S 14°41'45" W	126.49'
L53	S 46°02'03" W	71.55'
L54	S 40°16'47" W	36.27'
L55	N 38°05'23" E	35.95'
L56	N 44°06'54" E	84.35'
L57	N 14°41'45" E	121.10'
L58	N 39°00'49" E	80.06'
L59	N 07°54'46" E	88.96'
L60	S 55°03'47" E	429.46'
L61	S 60°12'11" E	116.25'
L62	S 38°58'19" W	119.15'
L63	S 42°14'18" W	189.07'
L64	S 19°10'41" W	41.25'
L65	N 20°48'55" E	40.88'
L66	N 42°56'35" E	175.86'
L67	N 38°58'19" E	127.88'
L68	S 66°52'17" E	129.88'
L69	S 58°00'26" E	99.00'
L70	S 46°07'00" E	412.08'
L71	S 37°35'07" E	281.87'
L72	S 29°35'47" E	213.12'
L73	S 70°01'00" W	210.13'
L74	N 76°06'57" W	43.06'
L75	S 67°02'06" W	30.52'
L76	N 67°02'06" E	30.06'
L77	S 75°18'35" E	42.23'
L78	N 70°00'19" E	217.40'
L79	S 11°52'54" E	95.36'
L80	S 10°42'49" W	168.06'
L81	S 27°33'10" W	55.88'
L82	S 44°08'31" W	58.60'
L83	S 29°53'14" W	109.21'
L84	S 24°19'09" W	101.74'
L85	S 43°50'42" W	45.83'
L86	S 30°35'23" W	258.85'
L87	S 30°35'23" E	261.37'
L88	S 69°41'01" W	301.88'
L89	N 87°47'55" W	110.37'
L90	N 01°46'27" W	177.93'
L91	N 05°33'16" E	79.01'
L92	N 11°15'43" W	101.49'
L93	N 37°13'31" W	137.42'
L94	N 29°50'36" W	119.72'
L95	N 39°46'46" W	142.46'
L96	N 11°54'09" W	142.07'
L97	S 11°54'09" E	189.81'
L98	S 39°46'46" E	106.13'
L99	S 29°50'36" E	118.82'
L100	S 37°13'31" E	130.78'
L101	S 11°15'43" E	86.35'
L102	S 05°33'16" W	75.66'
L103	S 01°46'27" E	177.71'
L104	N 87°47'55" W	27.86'
L105	S 62°23'51" E	75.95'
L106	S 33°14'14" E	286.03'
L107	S 55°17'04" W	20.00'
L108	S 36°34'09" W	115.14'
L109	S 17°58'28" E	116.09'
L110	N 72°01'32" E	10.00'
L111	S 17°58'28" E	151.37'
L112	S 12°56'44" E	131.44'
L113	S 85°55'36" W	187.94'
L114	S 89°00'16" W	125.19'
L115	S 22°29'23" E	104.06'
L116	S 33°13'34" E	283.26'
L117	N 55°17'04" E	29.97'
L118	S 36°38'11" E	132.14'
L119	S 17°58'28" E	10.42'
L120	N 40°35'49" E	166.18'
L121	N 30°23'22" E	185.29'
L122	N 42°24'58" E	185.52'
L123	N 31°11'20" E	142.52'
L124	N 29°15'36" E	192.85'
L125	N 41°55'20" E	39.64'
L126	S 44°20'15" W	32.20'
L127	S 29°32'52" W	248.05'
L128	S 31°11'20" W	82.38'
L129	S 42°24'58" W	82.38'
L130	S 30°23'22" W	182.33'
L131	S 40°35'49" W	208.20'
L132	S 17°58'28" E	56.72'
L133	S 72°01'32" W	10.00'
L134	S 17°58'28" E	156.20'
L135	S 12°56'44" E	191.39'
L136	S 00°12'46" E	220.92'
L137	S 33°04'07" E	61.87'
L138	S 51°53'09" E	113.37'
L139	N 31°13'22" E	15.11'
L140	S 58°28'52" E	176.09'
L141	N 24°31'55" E	272.22'
L142	N 32°22'33" E	93.58'
L143	N 43°41'54" E	74.76'
L144	S 43°41'54" W	88.80'
L145	S 32°22'33" W	86.87'
L146	S 24°31'55" W	274.17'
L147	S 58°46'38" E	38.97'
L148	S 46°11'13" E	80.04'
L149	S 52°57'02" E	260.62'
L150	S 39°36'24" E	155.59'
L151	S 50°48'24" E	36.21'
L152	N 35°14'19" E	342.22'
L153	N 00°51'33" W	91.84'
L154	N 33°05'57" E	30.13'
L155	S 33°05'27" W	30.60'
L156	S 03°02'51" E	86.86'
L157	S 35°14'19" W	348.83'
L158	S 50°48'24" E	87.82'
L159	S 86°00'05" E	136.85'
L160	S 54°37'34" E	404.72'

DETAIL VIEW 'C'
SEE OVERALL ON SHEET 4 OF 6



PLAT OF
TEXAS GRAND RANCH
SECTION 9

CONTAINING 7 BLOCKS, 2 RESERVES AND 101 LOTS

A SUBDIVISION CONTAINING 204.08 ACRES OF LAND,
OUT OF THE RESIDUE OF THE 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

FEBRUARY 2019

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

Job No. 18-015

LEGEND

- DE Drainage Easement
- CCN Certificate of Convenience and Necessity
- ETJ Extraterritorial Jurisdiction Line
- Min. FF Minimum Finished Floor Elevation
- NTE Nature Trail Easement
- PUE Public Utility Easement
- WLE Waterline Easement
- WCPR Walker County Plat Records
- WCPR Walker County Official Public Records
- WCPR Walker County Plat Records
- VWDE Variable Width Private Drainage Easement
- Set 5/8" Iron Rod w/cap marked "MICHAEL A. NAMKEN RPLS 6533", UNLESS otherwise noted
- Point for Corner, Set 5/8" Iron Rod w/cap marked "MICHAEL A. NAMKEN RPLS 6533" at called distance
- Block Number

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

INDIVIDUAL SHEETS INDEX

SHT No.	CONTENTS
1	Vicinity Map, Notes, Sheet Number Layout
2	Owner Dedication & Certifications
3	Blocks 20, 21, 23, 31, 32, 33
4	Blocks 21, 30, 31, 32, 33
5	Lot and ROW Line & Curve Tables, Detail Views "A" & "B"
6	Detail View "C", VWDE Line Table, Detention Easmt Line Table

4/9/2019 11:37:58 AM, ANM