

**OWNERS' ACKNOWLEDGEMENT AND DEDICATION**

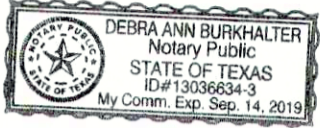
We, the owners of the property shown on this plat and designated as TEXAS GRAND RANCH SECTION 6 SUBDIVISION in Walker County, Texas, hereby dedicate to the public forever the use of all streets, parks, utility easements; and to the use of the Texas Grand Ranch Property Owners Association all public places shown hereon for the purpose and consideration therein expressed.

*Renee Howes*  
 Renee Howes, Authorized Agent

*Tom Keeland*  
 T.W. Keeland Company, LTD  
 Tom Keeland, General Partner

The State of Texas )  
 County of Walker )

This instrument was acknowledged before me on the 13 day of December 2017, by Renee Howes and Tom Keeland.



*Debra Ann Burkhalter*  
 Notary Public State of Texas

**APPROVAL OF COMMISSIONERS COURT**

This is to certify that the Commissioners Court of Walker County, Texas has approved this Plat of TEXAS GRAND RANCH SECTION 6.

DATED this 11<sup>th</sup> day of DECEMBER, 2017.

*Danny Pierce*  
 Danny Pierce, County Judge

*Danny Kuykendahl*  
 Danny Kuykendahl  
 Commissioner, Precinct No. 1

*Ronnie White*  
 Ronnie White  
 Commissioner, Precinct No. 2

*Blair Daugette*  
 Blair Daugette  
 Commissioner, Precinct No. 3

*Jimmy D. Herky*  
 Jimmy D. Herky  
 Commissioner, Precinct No. 4

**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* 12-14-17  
 Michael A. Namken  
 Reg. Prof. Land Surveyor No. 6533



**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



**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

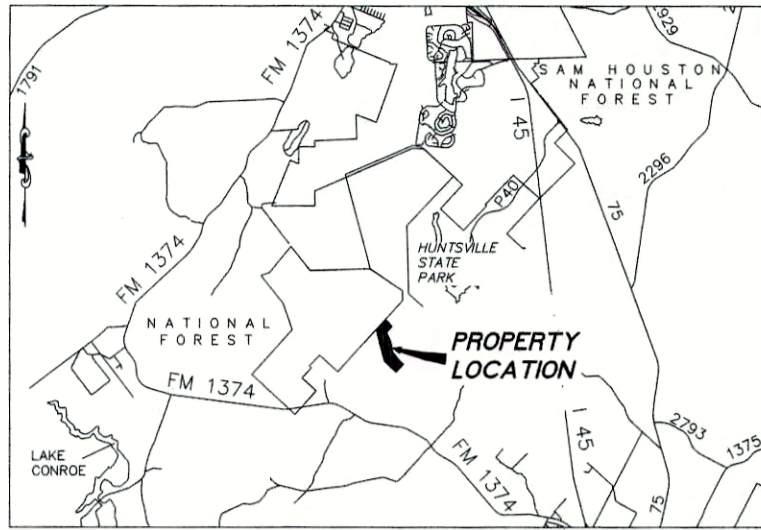
the 11<sup>th</sup> day of January 2018, in the Plat Records of Walker County in Volume 6, Page 122. Kari A. French, County Clerk, Walker County, Texas.

By: *Lou Riley*  
 Deputy

**LEGEND**

- DE Drainage Easement
- ETJ Extraterritorial Jurisdiction Line
- NTE Nature Trail Easement
- PUE Public Utility Easement
- WLE Waterline Easement
- WCDR Walker County Deed Records
- WCPR Walker County Plat Records
- WCOPR Walker County Official Records
- VWPDE Variable Width Private Drainage Easement
- Set 5/8" iron rod with 1-3/4" blue plastic cap marked "MICHAEL A. NAMKEN RPLS 6533, UNLESS otherwise noted
- 
- Pipeline

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



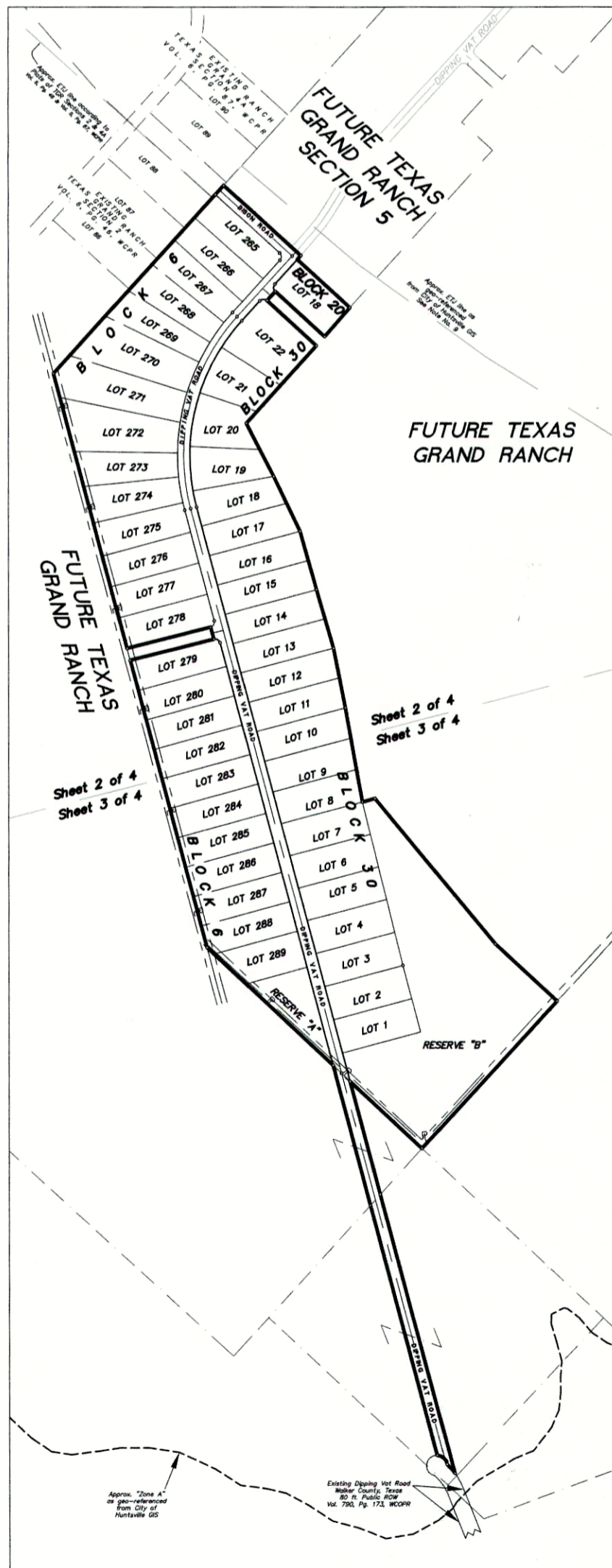
VICINITY MAP  
 Not To Scale

**GENERAL NOTES:**

1. The purpose of this plat is to create TEXAS GRAND RANCH, SECTION 6, which contains Three (3) Blocks, Forty Eight (48) Lots, Two (2) Reserves out 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 right-of-way and easements shown hereon to the public.
2. All Bearings, Distances, Coordinates and Acreage 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 a published coordinates of N=10,231,650.757, and E=3,802,783.195, and Elev.=312.999' and GPS Observations. Distances 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 FEMA Insurance Maps, revised 16 August 2011, Walker County #481042, Map No. 48471C0500D, Panel 0500D, this property is located within Flood Hazard Zone, "X" OTHER FLOOD AREAS (areas determined to be in the 0.2% annual chance floodplain), and located within Flood Hazard Zone, "X" OTHER AREAS (areas determined to be outside of 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.
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 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. Any Residue tract created by the dedication of Dipping Vat Road ROW as shown hereon must comply with the most recent version of the Walker County Subdivision Regulations prior to permitted development.
8. The Extraterritorial Jurisdiction Line (ETJ) 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.
10. 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.
11. Finished floor elevations shall be a minimum of eight (8) inches above finished adjacent grade.
12. The natural drainage channels (whether or not they are within a dedicated "DE or VWPDE") 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 forty (40) feet of the centerline of the natural low. 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.
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 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.
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 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**

15. 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 or relocation of any obstructions in the public easements.
16. A twenty (20) foot public utility easement (P.U.E.) 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 (N.T.E.) is established adjacent to all street rights-of-way. See detail "A".



**PLAT OF TEXAS GRAND RANCH SECTION 6**

CONTAINING 48 LOTS, 2 RESERVES AND 3 BLOCKS

A SUBDIVISION CONTAINING 104.13 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, AND ALSO BEING OUT OF A CALLED 102 ACRE TRACT AND A CALLED 30 ACRE TRACT, BOTH DESCRIBED IN A DEED TO T. W. KEELAND RECORDED IN VOL. 191, PG. 210, DEED RECORDS, WALKER COUNTY, TEXAS  
**J. W. INGERSOLL LEAGUE, ABSTRACT NO. 27**  
**WALKER COUNTY, TEXAS**

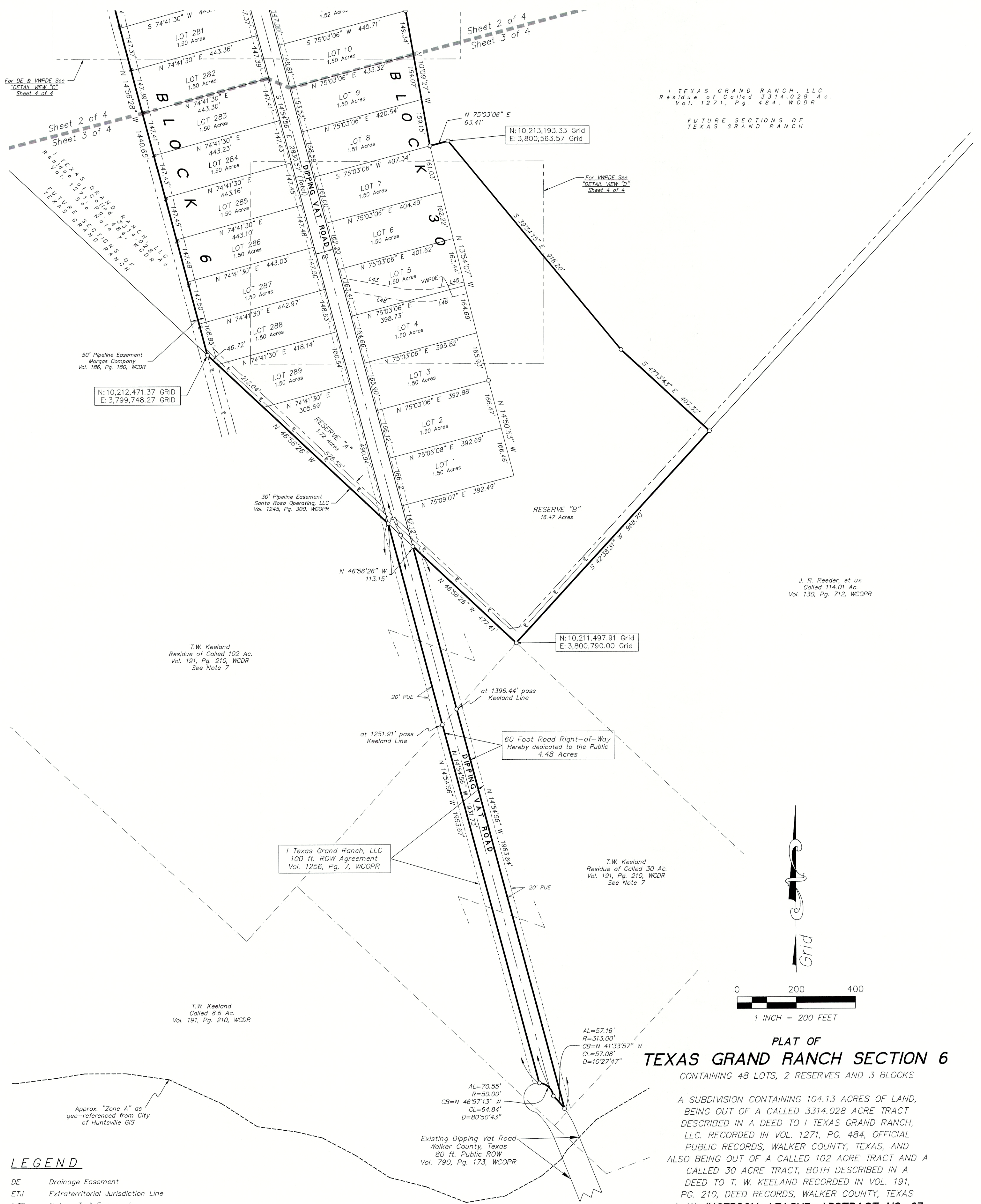
NOVEMBER 2017

NAMKEN, INC.  
 66 Kelly Ln. New Waverly, TX 77358  
 TBPLS Firm No. 10194090  
 936-661-3325

Job No. 17-040

**SHEET 1 OF 4**





I TEXAS GRAND RANCH, LLC  
Residue of Called 3314.028 Ac.  
Vol. 1271, Pg. 484, WCDR

FUTURE SECTIONS OF  
TEXAS GRAND RANCH

J. R. Reeder, et ux.  
Called 114.01 Ac.  
Vol. 130, Pg. 712, WCOPR

N: 10,211,497.91 Grid  
E: 3,800,790.00 Grid

N: 10,212,471.37 GRID  
E: 3,799,748.27 GRID

T.W. Keeland  
Residue of Called 102 Ac.  
Vol. 191, Pg. 210, WCDR  
See Note 7

T.W. Keeland  
Called 8.6 Ac.  
Vol. 191, Pg. 210, WCDR

T.W. Keeland  
Residue of Called 30 Ac.  
Vol. 191, Pg. 210, WCDR  
See Note 7

I Texas Grand Ranch, LLC  
100 ft. ROW Agreement  
Vol. 1256, Pg. 7, WCOPR



**PLAT OF  
TEXAS GRAND RANCH SECTION 6**  
CONTAINING 48 LOTS, 2 RESERVES AND 3 BLOCKS

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