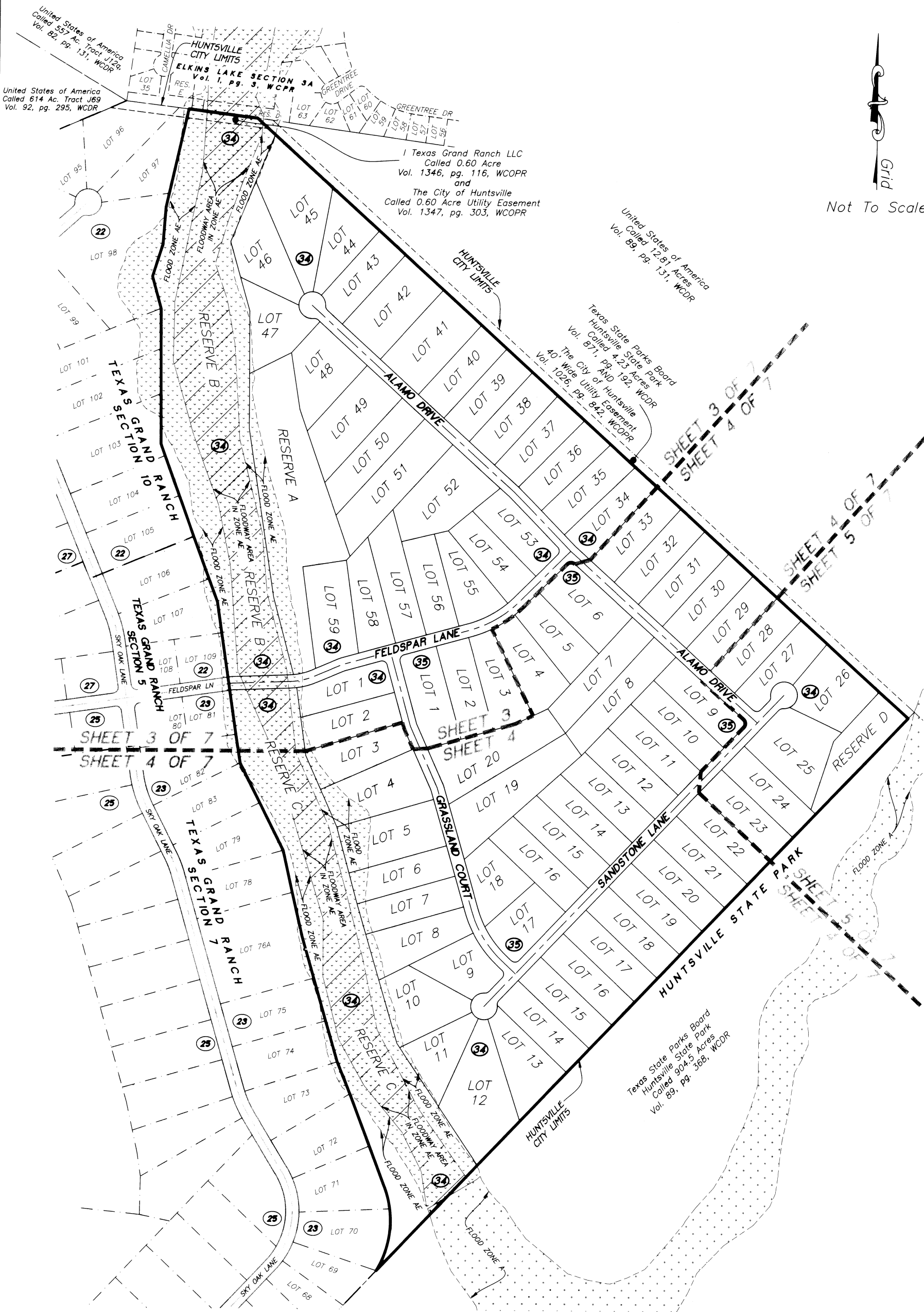


VICINITY MAP
Not To Scale

TEXAS GRAND RANCH SECTION 15 SHEET INDEX



GENERAL NOTES

- The purpose of this plat is to create TEXAS GRAND RANCH SECTION 15 out of the residue of the called 3314.028 acre tract described in Vol. 1271, pg. 484, Walker County Official Public Records and out of the called 0.60 acre tract described in Vol. 1346, pg. 116, Walker County Official Public Records, and to dedicate the sixty (60) foot road rights-of-way, with the adjacent twenty (20) foot Public Utility Easements (PUE), the adjacent twenty (20) foot Drainage Easements (DE), the twenty (20) foot Nature Trail Easement, and the Variable Width Private Drainage Easements and Drainage Easements not adjacent to the road rights-of-way as shown hereon, to the public.
- 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 available GIS data from the Federal Emergency Management Agency (FEMA) Flood Map Service Center (<https://msc.fema.gov/portal/search>) superimposed upon the subject tract, and based on the 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 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),
 - and Flood Hazard Zone "AE" (areas determined to be subject to the inundation by the 1% annual chance flood, WITH base flood elevations determined),
 - and Flood Hazard Floodway Zone "AE" (areas determined to be the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment).
 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. 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 nor at roadway intersections and points of curvature, as the symbols hereon may represent. Monuments shown hereon as found are controlling monuments, unless noted as reference only.
- 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 on the following: Block 34, Lots 1-3, 6-9, 11, 13-24, 27-40, 43, 44, 47, 50, 53-58; and Block 35, Lots 1 through 18,
 - 100' Front Building Line on the following: Block 34, Lots 4, 5, 10, 12, 25, 26, 41, 42, 45, 46, 48, 49, 51, 52, 59, Reserves A, B and C, and Block 35, Lots 19 and 20,
 - 20' Building Line along Side lot lines,
 - 25' Rear Building Line on all lots, EXCEPT Block 34, Lots 12 through 24 which have a 45' Rear Building Line.
- There is a twenty-five foot (25') Vegetative Buffer at the rear of Block 34, Lots 12 through 24 and Reserves C and D, as recorded in Vol. 1346, pg. 116, WCOPR, adjoining Huntsville State Park. Within the twenty-five (25) foot Vegetative Buffer along the Texas State Parks Board, Huntsville State Park (recorded in Vol. 89, Pg. 365, Walker County Deed Records), no improvements shall be made, and cutting of all natural vegetation is prohibited. See the Covenants, Conditions and Restrictions for TEXAS GRAND RANCH SECTION 15, which will be recorded of Public Record after the acceptance and recording of this plat for more details on the Vegetative Buffer.
- All Lots shown hereon will be subject to Covenants, Conditions and Restrictions for TEXAS GRAND RANCH SECTION 15, which will be recorded of Public Record after the acceptance and recording of the Final Plat of TEXAS GRAND RANCH SECTION 15.
- 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.
- The No Build Easement across Block 34, Lots 50, 51 and Reserve A is there to prevent the building of any structure in this location as it was previously used as a borrow pit.

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 twelve (12) inches above finished adjacent grade, with the exception of Block 34, Lots 1-8, Lots 10-12, Lots 45-51, Lots 58 and 59, which have specific individual minimum finished floor elevations as shown hereon. The minimum finished floor elevations shown on this plat are 18-inches above the adjacent base elevation as determined by the "Base Flood Elevation Determination for Prairie Branch and Unnamed Tributary and No-impact Drainage Analysis for Bridge Crossing" (asent by Bijoy Aryal, P.E. #109889 on 3/19/2019) and the "No-impact Drainage Analysis for Bridge Crossing, revision for dual opening, addendum for pedestrian bridge" (asent by Bijoy Aryal, P.E. #109889 on 2/19/2020) by FIF Engineering, Inc. a copy of these reports are on file at the City of Huntsville Engineering Department and Walker County Planning & Development Department.
- 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 right-of-way, locations of which are better defined within Detail View A, Detail View B and Detail View D on Sheets 6 and 7.
- 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.
- 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 34, Reserve A and Reserve D is a Detention Easement as shown hereon which will be used to construct a detention pond and may be subject to a recorded easement with further restrictions 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 or relocation of any obstructions in the public easements.
- A twenty (20) foot public utility easement (PUE) which incorporates 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

- See Development Agreement between The City of Huntsville, Texas and 1 Texas Grand Ranch LLC, dated April 25, 2017, recorded in Vol. 1279, Pg. 1 Walker County Official Public Records (WCOPR).
- Approved 19 June 2020. For Lots 7 & 8, Block 35 to not meet the width to depth ratio where the lot depth cannot be more than 4 times the lot width per the Development Agreement between the City of Huntsville, Texas and 1 Texas Grand Ranch, LLC, dated April 25, 2017, recorded in Vol. 1279, pg. 1, Walker County Official Public Records (WCOPR).
- Approved 19 June 2020. For a waiver of the Development Agreement that the cul-de-sac length be allowed to exceed 1,000 Linear Feet (LF) when no more than 15 lots are served by the cul-de-sac, per the Development Agreement recorded in Vol. 1279, pg. 1, WCOPR.

THIS SHEET - NOT TO SCALE
PLAT OF
TEXAS GRAND RANCH
SECTION 15
CONTAINING 2 BLOCKS, 4 RESERVES AND 79 LOTS

A SUBDIVISION CONTAINING 194.36 ACRES OF LAND,
BEING OUT OF THE RESIDUE OF A CALLED 3314.028 ACRE TRACT
DESCRIBED IN A DEED TO 1 TEXAS GRAND RANCH, LLC
RECORDED IN VOL. 1271, PG. 484, AND OUT OF THE RESIDUE OF
THE CALLED 0.60 ACRE TRACT DESCRIBED IN VOL. 1346, PG. 116,
OFFICIAL PUBLIC RECORDS, WALKER COUNTY, TEXAS

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

JANUARY 2021

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

Job No. 19-061

LEGEND

- 35 Block Number
- DE Drainage Easement
- Floodway Areas in Zone AE
- Flood Zone AE
- Flood Zone A
- Min. FF. Minimum Finished Floor Elevation
- PUE & NTE Public Utility Easement & Nature Trail Easement
- WCOR Walker County Official Public Records
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**FOR TAX PURPOSES
THIS PLAT COMPLIES
WITH SECTION 12.002
OF THE PROPERTY
CODE**

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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 15 in the ETJ of the City 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

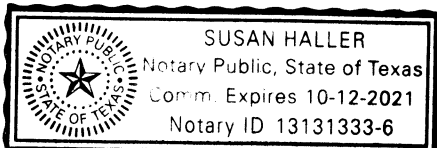
Renee Howes,
Authorized Agent
P.O. Box 261,
Skull Valley, AZ 86338
rhowesconsulting@gmail.com

NOTARY PUBLIC ACKNOWLEDGEMENT

STATE OF TEXAS,
COUNTY OF WALKER.

This Instrument was acknowledged before me
Dated this 21st day of January, 20 21
by RENEE HOWES.

Susan Haller
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 25th day of January, 20 21
Y. S. [Signature]
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 conforms to the City Comprehensive Plan, and all applicable design criteria and standards of the City of Huntsville, Texas.

Dated this 25th day of January, 20 21
Ann [Signature]
City of Huntsville Planning Officer

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 28th day of January, 20 21
in the Plat Records of Walker County in
Volume 7, Page 62

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

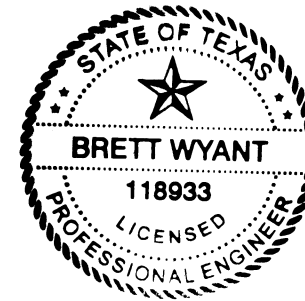
CERTIFICATION BY THE ENGINEER

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
Brett Wyant
Registered Professional Engineer
Texas Registration No. 118933

Spear Point Engineering, LLC
TBPELS Firm No. 18904
204 W. Montgomery St.
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
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 21 day of JANUARY, 20 21
[Signature]
Chairman

PLAT OF
TEXAS GRAND RANCH
SECTION 15

CONTAINING 2 BLOCKS, 4 RESERVES AND 79 LOTS

A SUBDIVISION CONTAINING 194.36 ACRES OF LAND,
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WALKER COUNTY, TEXAS

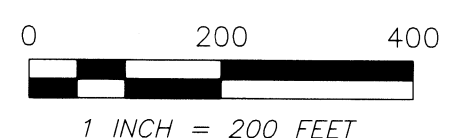
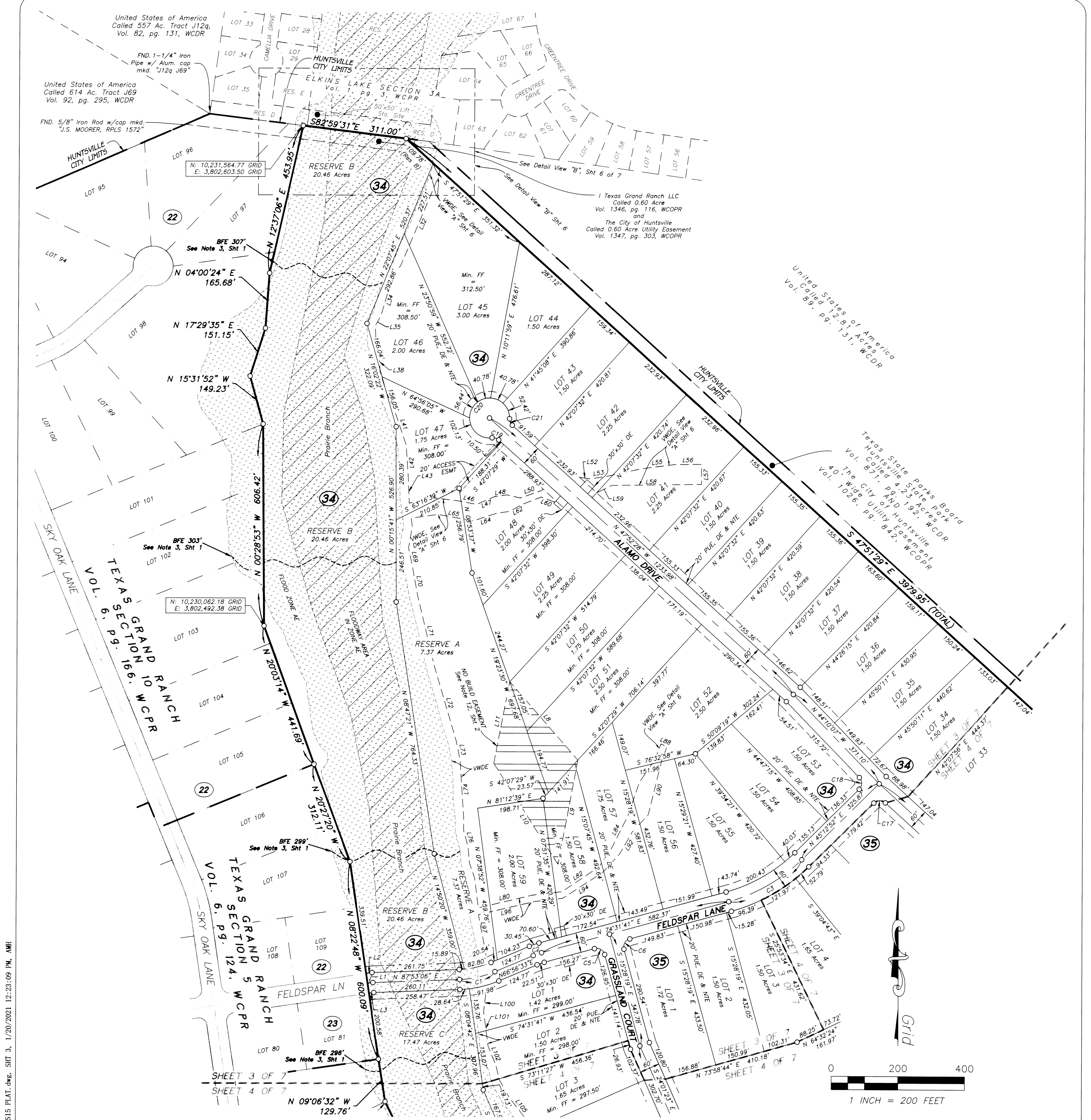
JANUARY 2021

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

FOR TAX PURPOSES
THIS PLAT COMPLIES
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Job No. 19-061



**PLAT OF
TEXAS GRAND RANCH
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WALKER COUNTY, TEXAS**

JANUARY 2021

NAMKEN, INC.
Box 1158, New Waverly, TX 77358
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936-661-3325

LEGEND

- 35 Block Number
- DE Drainage Easement
- Floodway Areas in Zone AE
- Flood Zone AE
- Flood Zone A
- Min. FF. Minium Finished Floor Elevation
- PUE & NTE Public Utility Easement & Nature Trail Easement
- WCDCR Walker County Deed Records
- WCOPR Walker County Official Public Records
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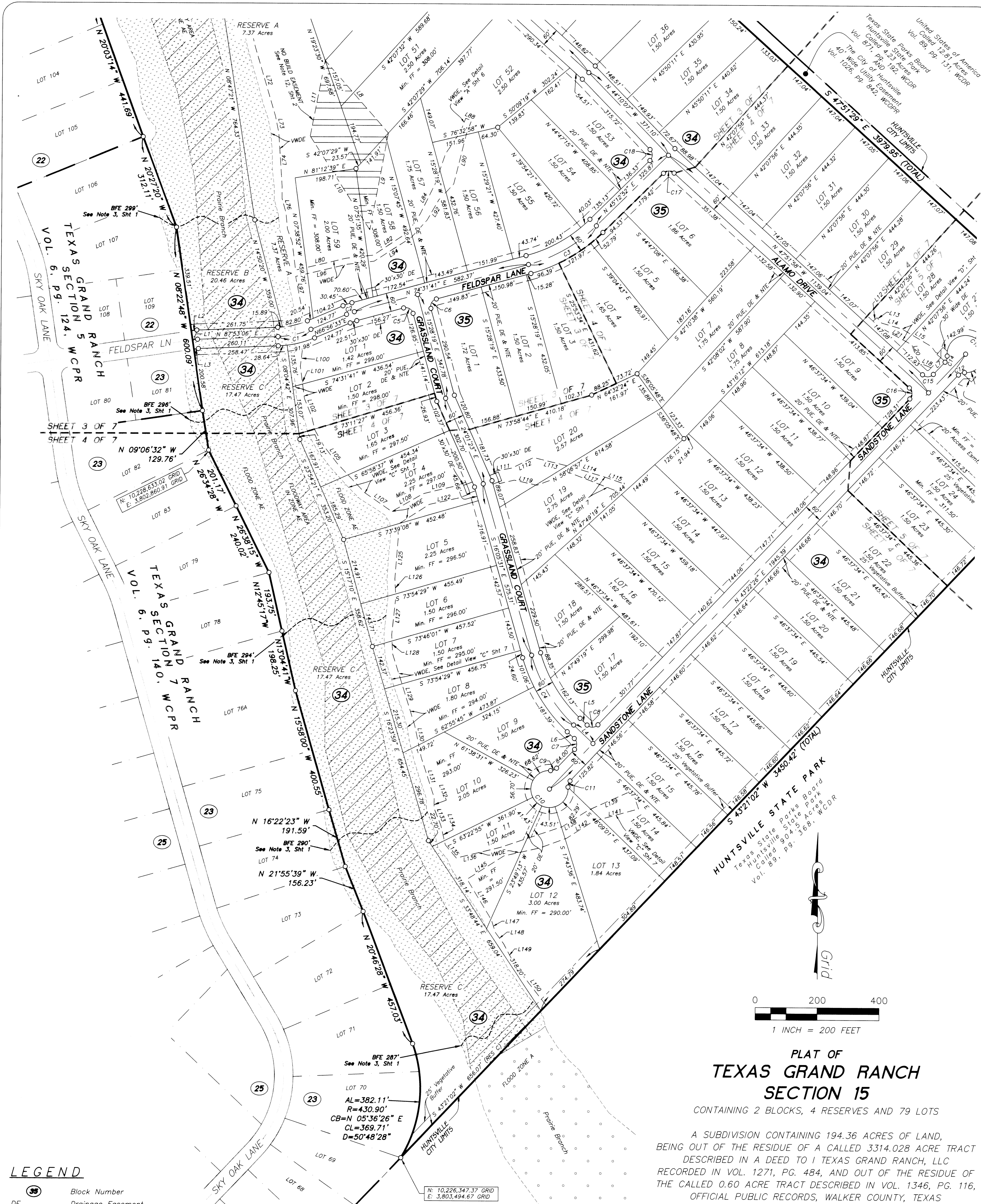
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PLAT OF TEXAS GRAND RANCH SECTION 15

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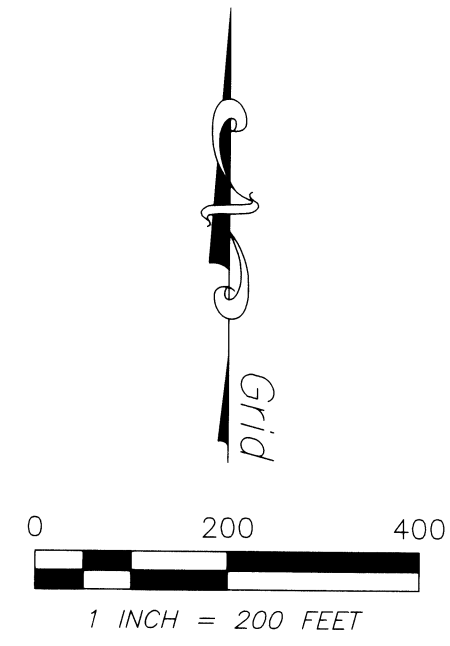
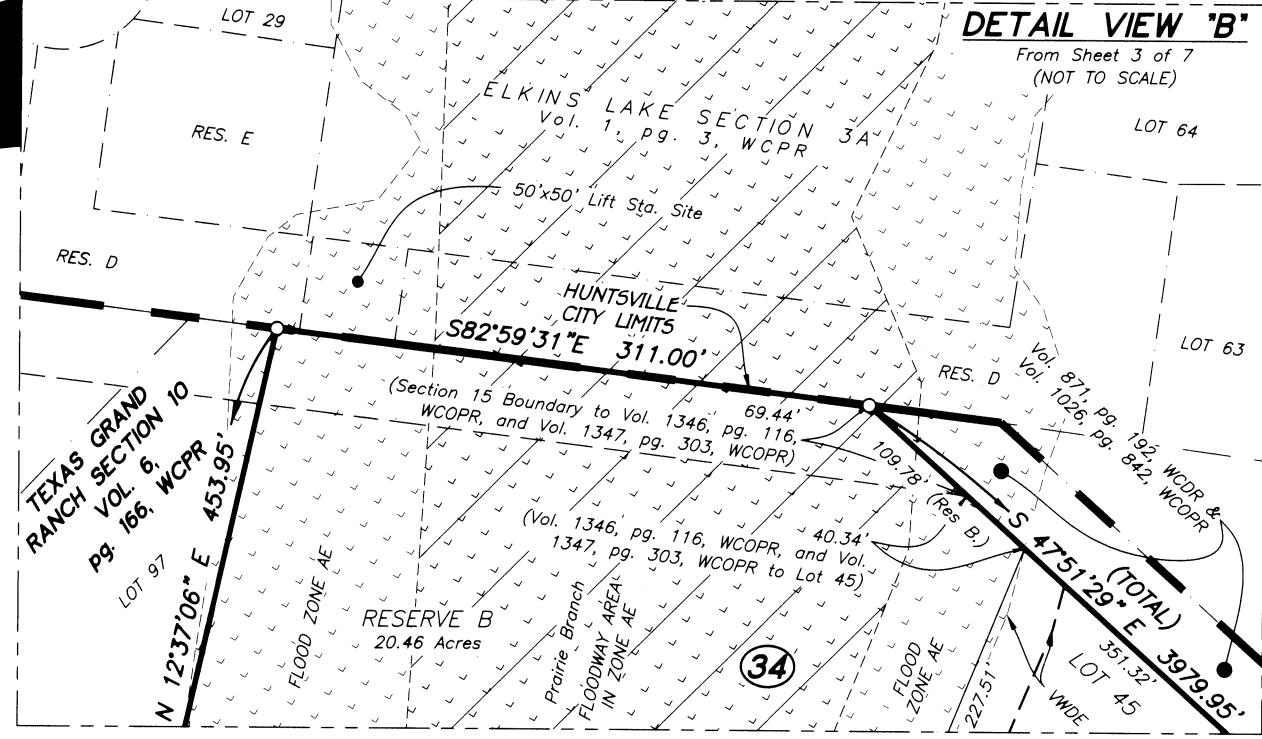
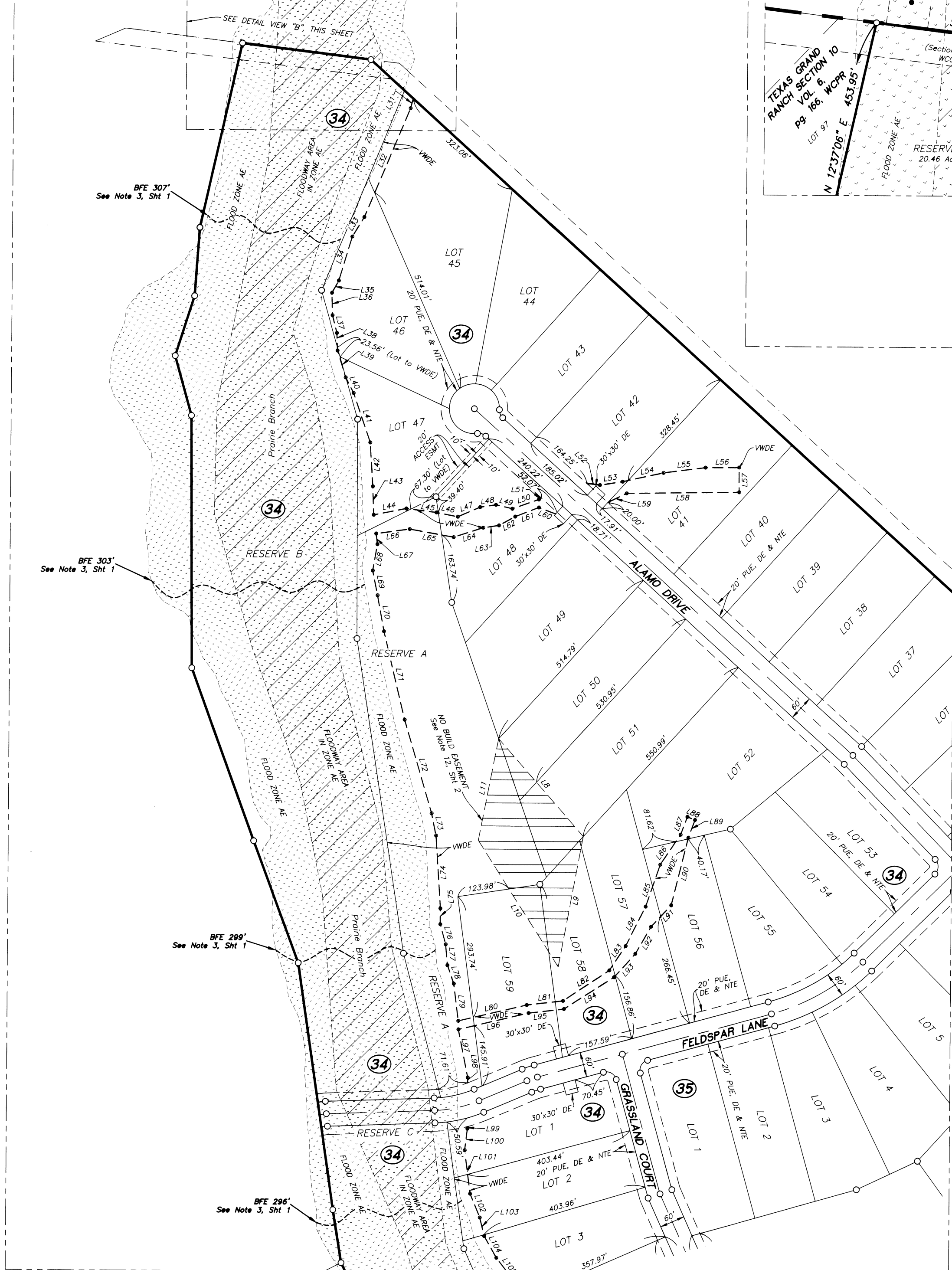
JANUARY 2021

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

Job No. 19-061

DETAIL VIEW 'A'
From Sheet 3 of 7

DETAIL VIEW 'B'
From Sheet 3 of 7
(NOT TO SCALE)



**PLAT OF
TEXAS GRAND RANCH
SECTION 15**

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WALKER COUNTY, TEXAS**

JANUARY 2021

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P.O. Box 1158, New Waverly, TX 77358
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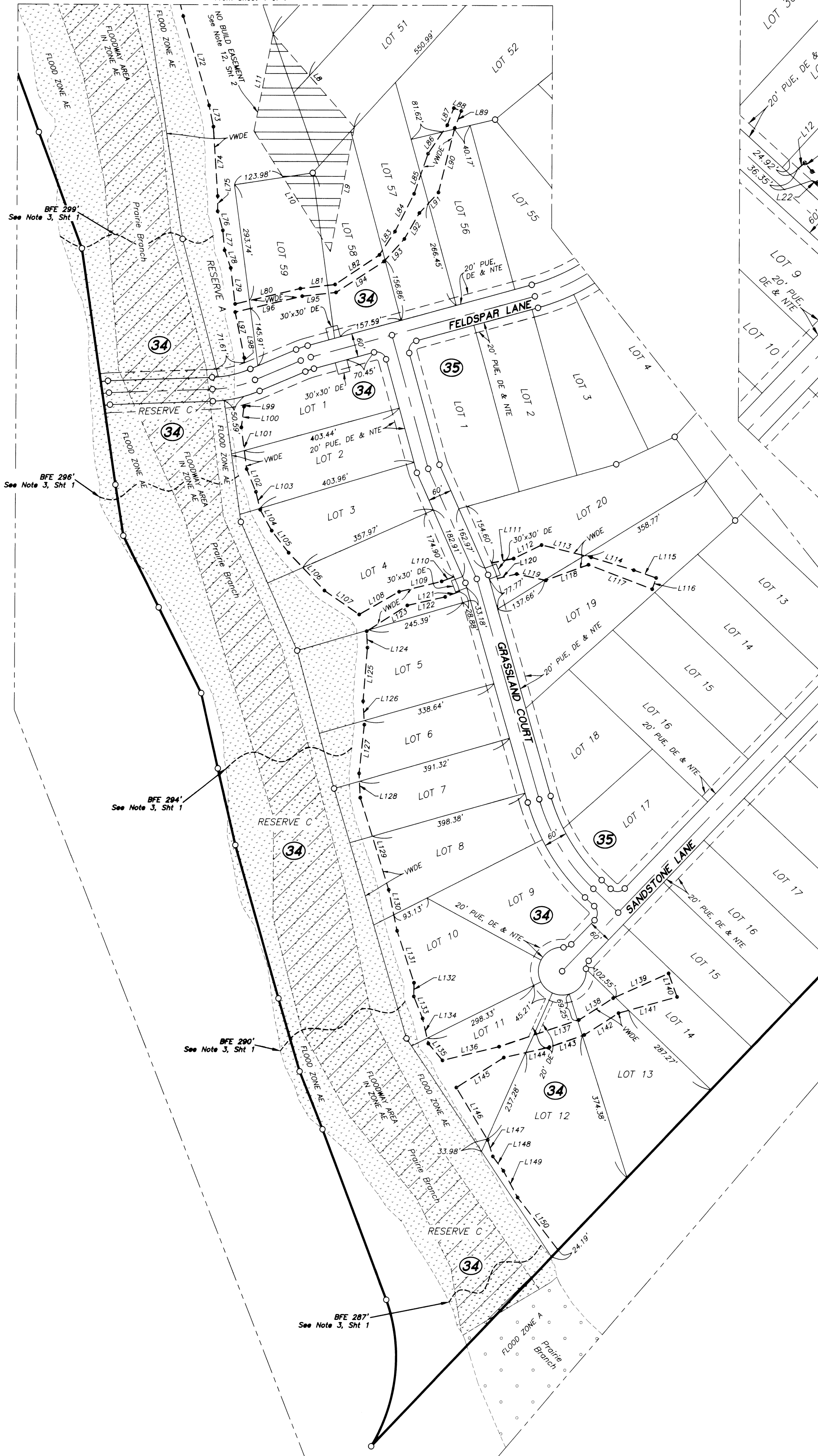
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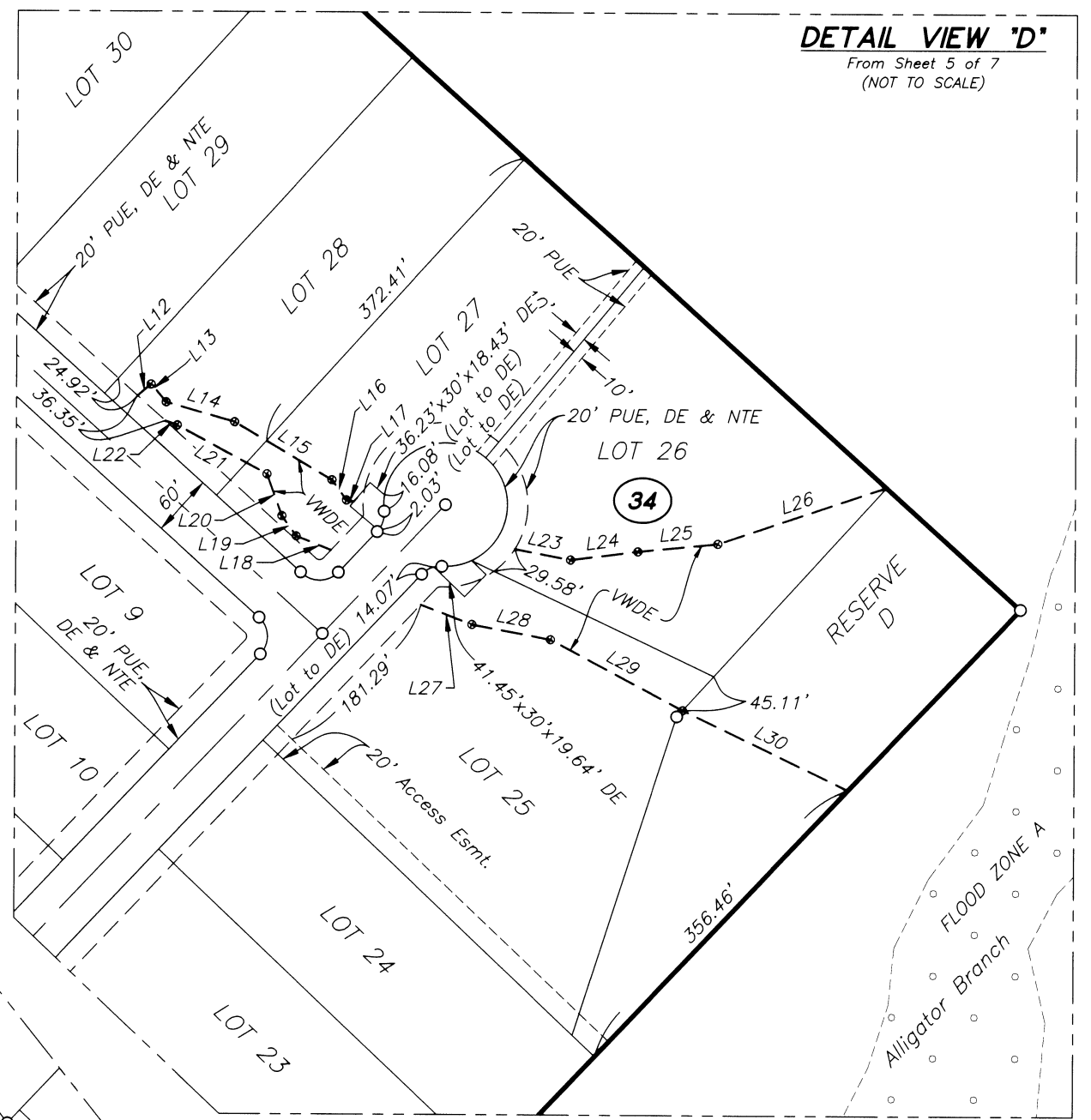
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DETAIL VIEW 'C'
From Sheet 4 of 7



DETAIL VIEW 'D'
From Sheet 5 of 7
(NOT TO SCALE)

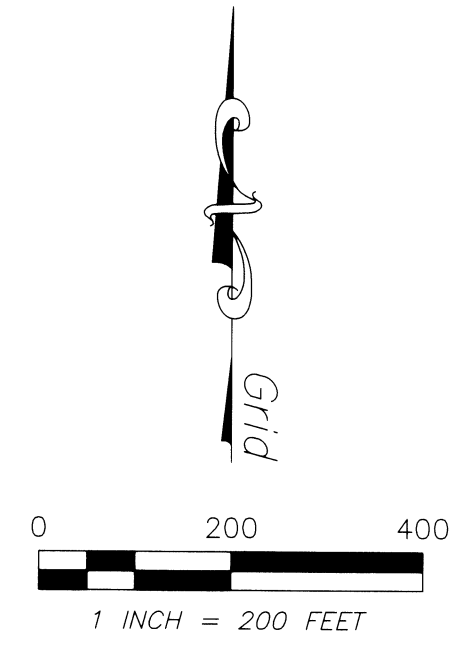


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OF THE PROPERTY
CODE**



**PLAT OF
TEXAS GRAND RANCH
SECTION 15**

CONTAINING 2 BLOCKS, 4 RESERVES AND 79 LOTS

A SUBDIVISION CONTAINING 194.36 ACRES OF LAND,
BEING OUT OF THE RESIDUE OF A CALLED 3314.028 ACRE TRACT
DESCRIBED IN A DEED TO I TEXAS GRAND RANCH, LLC
RECORDED IN VOL. 1271, PG. 484, AND OUT OF THE RESIDUE OF
THE CALLED 0.60 ACRE TRACT DESCRIBED IN VOL. 1346, PG. 116,
OFFICIAL PUBLIC RECORDS, WALKER COUNTY, TEXAS

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

JANUARY 2021

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

Job No. 19-061