

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS,
COUNTY OF WALKER.

I, TEXAS GRAND RANCH, LLC and LG ASSETS, LLC, owners of the land shown on this plat, and designated as the TEXAS GRAND RANCH SECTION 14 in Walker County, Texas, and whose name is subscribed hereto, hereby dedicates to the public forever the use of all streets, parks, utility easements; and to the use of the Texas Grand Ranch Property Owners Association all public places shown hereon for the purpose and consideration therein expressed.

I, TEXAS GRAND RANCH, LLC

Renee Howes

By: RENEE HOWES, AUTHORIZED AGENT

LG ASSETS, LLC

Mike Namken

By: MICHAEL NAMKEN, AUTHORIZED AGENT

OWNERS / DEVELOPERS

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

LG ASSETS, LLC
P. O. Box 381
New Waverly, TX 77358
936-661-3325

Michael Namken,
Authorized Agent
1025 12th Street
Huntsville, TX 77340
mike_namken@yahoo.com

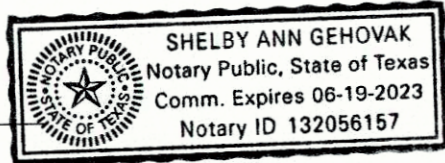
NOTARY PUBLIC ACKNOWLEDGEMENT

STATE OF TEXAS,
COUNTY OF WALKER.

This Instrument was acknowledged before me
Dated this 2 day of June, 2020
by RENEE HOWES.

Shelley Ann Gehovak

Notary Public for State of Texas



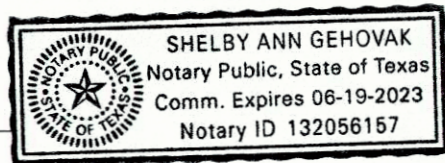
NOTARY PUBLIC ACKNOWLEDGEMENT

STATE OF TEXAS,
COUNTY OF WALKER.

This Instrument was acknowledged before me
Dated this 2 day of June, 2020
by MICHAEL NAMKEN.

Shelley Ann Gehovak

Notary Public for State of Texas



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 9th day of June, 2020, in the
Plat Records of Walker County
in Volume 7, Page 24

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

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 6-2-2020

Michael A. Namken
Registered Professional 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
TBPELS Firm No. 18904
14088 County Line Road
Willis, TX 77378



6/02/2020

APPROVAL OF COMMISSIONERS COURT

This is to certify that the Commissioners Court of Walker County, Texas has approved the Plat of TEXAS GRAND RANCH, SECTION 14.

DATED this 8th day of JUNE, 2020

Danny Pierce

Danny Pierce
County Judge

Danny Kuykendall

Danny Kuykendall
Commissioner, Precinct 1

Ronnie White

Ronnie White
Commissioner, Precinct 2

Bill Daugette

Bill Daugette
Commissioner, Precinct 3

Jimmy D. Henry

Jimmy D. Henry
Commissioner, Precinct 4

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

INDIVIDUAL SHEETS INDEX	
1	Vicinity Map, Notes, Sheet Number Layout
2	Certifications and Dedications
3	Blocks 6, 36 and 37
4	Blocks 30, 36 and 37
5	Blocks 30, 36 and 37
6	Detail View of Blocks 6 and 37
7	Detail View of Blocks 36 and 37
8	Detail View of Blocks 30 & 37, Line and Curve Tables
9	Detail View of Dipping Vat Road Easement

PLAT OF
TEXAS GRAND RANCH
SECTION 14

CONTAINING 4 BLOCKS, 3 RESERVES AND 103 LOTS

A SUBDIVISION CONTAINING 271.17 ACRES OF LAND, DESCRIBED IN DEEDS TO I TEXAS GRAND RANCH, LLC RECORDED IN VOLUME 1319, PAGE 546 AND TO LG ASSETS, LLC, RECORDED IN VOLUME 1319, PAGE 744, OFFICIAL PUBLIC RECORDS, WALKER COUNTY, TEXAS,

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

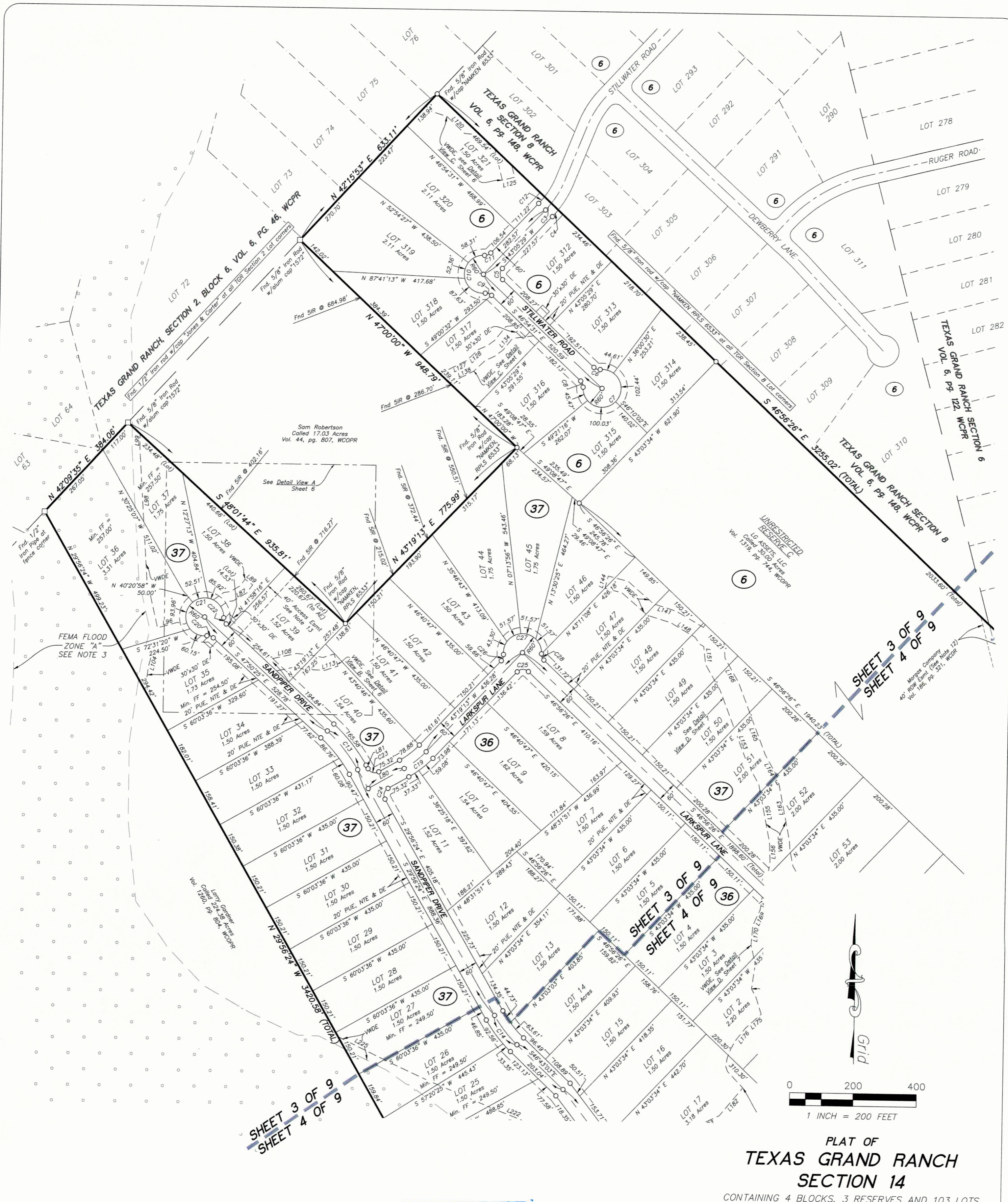
APRIL 2020

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

Job No. 19-051

SHEET 2 OF 9

P:\NSCI\Jobs\01_Survey\JOBS-1919-051_TGR_SECTION_14\DWG\PLAT - S14\19-051_TGR_S14_PLAT.dwg, SHT 2, 6/2/2020 11:50:35 AM, AMH



LEGEND

- Found 5/8" Iron Rod, UNLESS otherwise noted
- Found/Set 5/8" Iron Rod w/cap marked "MICHAEL A. NAMKEN RPLS 6533", UNLESS otherwise noted
- DE Drainage Easement
- Min. FF Minimum Finished Floor Elevation
- PUE, NTE & DE Public Utility Easement, Nature Trail Easement & Drainage Easement
- WCDR Walker County Deed Records
- WCOPR Walker County Official Public Records
- WCOR Walker County Official Records
- WCPR Walker County Plat Records
- WVDE Variable Width Private Drainage Easement
- (37) Block Number
- ◻ FEMA Flood Zone A

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

INDIVIDUAL SHEETS INDEX	
1	Vicinity Map, Notes, Sheet Number Layout
2	Certifications and Dedications
3	Blocks 6, 36 and 37
4	Blocks 30, 36 and 37
5	Blocks 30, 36 and 37
6	Detail View of Blocks 6 and 37
7	Detail View of Blocks 36 and 37
8	Detail View of Blocks 30 & 37, Line and Curve Tables
9	Detail View of Dipping Vat Road Easement

**PLAT OF
TEXAS GRAND RANCH
SECTION 14**

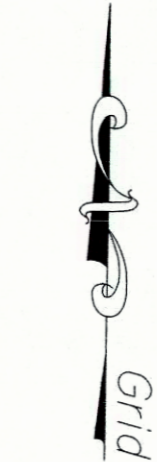
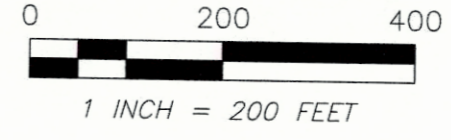
CONTAINING 4 BLOCKS, 3 RESERVES AND 103 LOTS

A SUBDIVISION CONTAINING 271.17 ACRES OF LAND,
DESCRIBED IN DEEDS TO I TEXAS GRAND RANCH, LLC
RECORDED IN VOLUME 1319, PAGE 546 AND TO LG
ASSETS, LLC, RECORDED IN VOLUME 1319, PAGE 744,
OFFICIAL PUBLIC RECORDS, WALKER COUNTY, TEXAS,

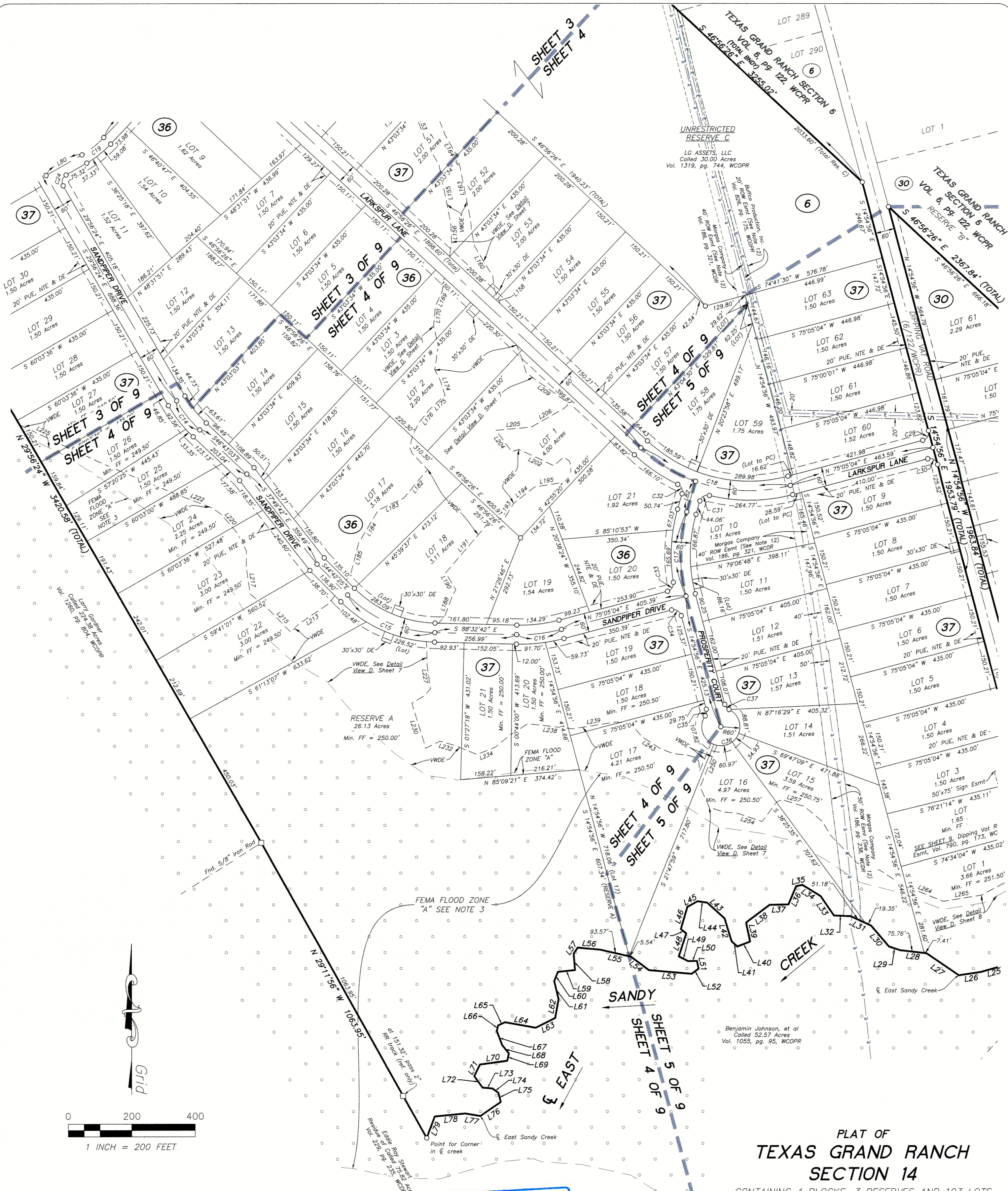
**J. W. INGERSOLL LEAGUE, A-27
WALKER COUNTY, TEXAS**

APRIL 2020

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



P:\NSCI Jobs\01 Survey\Jobs-19\19-051 TGR SECTION 14\DWG\PLAT - S1419-051 TGR S14 PLAT.dwg, SHT 4, 6/2/2020 11:50:45 AM, AMH



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

- LEGEND**
- Found 5/8" Iron Rod, UNLESS otherwise noted
 - Found/Set 5/8" Iron Rod w/cap marked "MICHAEL A. NAMKEN RPLS 6533", UNLESS otherwise noted
 - DE Drainage Easement
 - Min. FF Minimum Finished Floor Elevation
 - PUE, NTE & DE Public Utility Easement, Nature Trail Easement & Drainage Easement
 - WCDC Walker County Deed Records
 - WCOPR Walker County Official Public Records
 - WCOR Walker County Official Records
 - WCPR Walker County Plat Records
 - VWDE Variable Width Private Drainage Easement
 - (37) Block Number
 - FEMA Flood Zone A

INDIVIDUAL SHEETS INDEX	
1	Vicinity Map, Notes, Sheet Number Layout
2	Certifications and Dedications
3	Blocks 6, 36 and 37
4	Blocks 30, 36 and 37
5	Blocks 30, 36 and 37
6	Detail View of Blocks 6 and 37
7	Detail View of Blocks 36 and 37
8	Detail View of Blocks 30 & 37, Line and Curve Tables
9	Detail View of Dipping Vat Road Easement

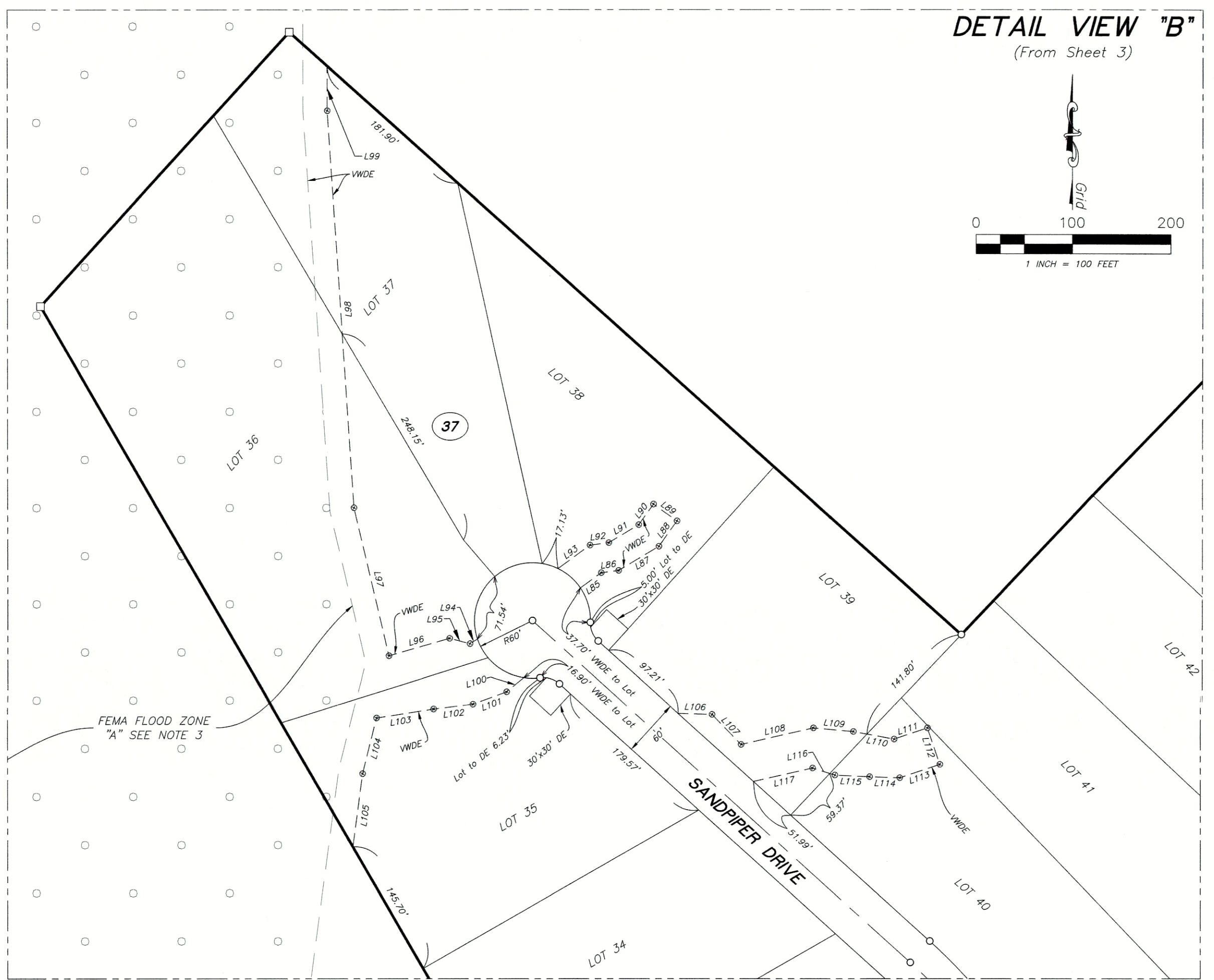
**PLAT OF
TEXAS GRAND RANCH
SECTION 14**

CONTAINING 4 BLOCKS, 3 RESERVES AND 103 LOTS
A SUBDIVISION CONTAINING 271.17 ACRES OF LAND,
DESCRIBED IN DEEDS TO I TEXAS GRAND RANCH, LLC
RECORDED IN VOLUME 1319, PAGE 546 AND TO LG
ASSETS, LLC, RECORDED IN VOLUME 1319, PAGE 744,
OFFICIAL PUBLIC RECORDS, WALKER COUNTY, TEXAS,
**J. W. INGERSOLL LEAGUE, A-27
WALKER COUNTY, TEXAS**

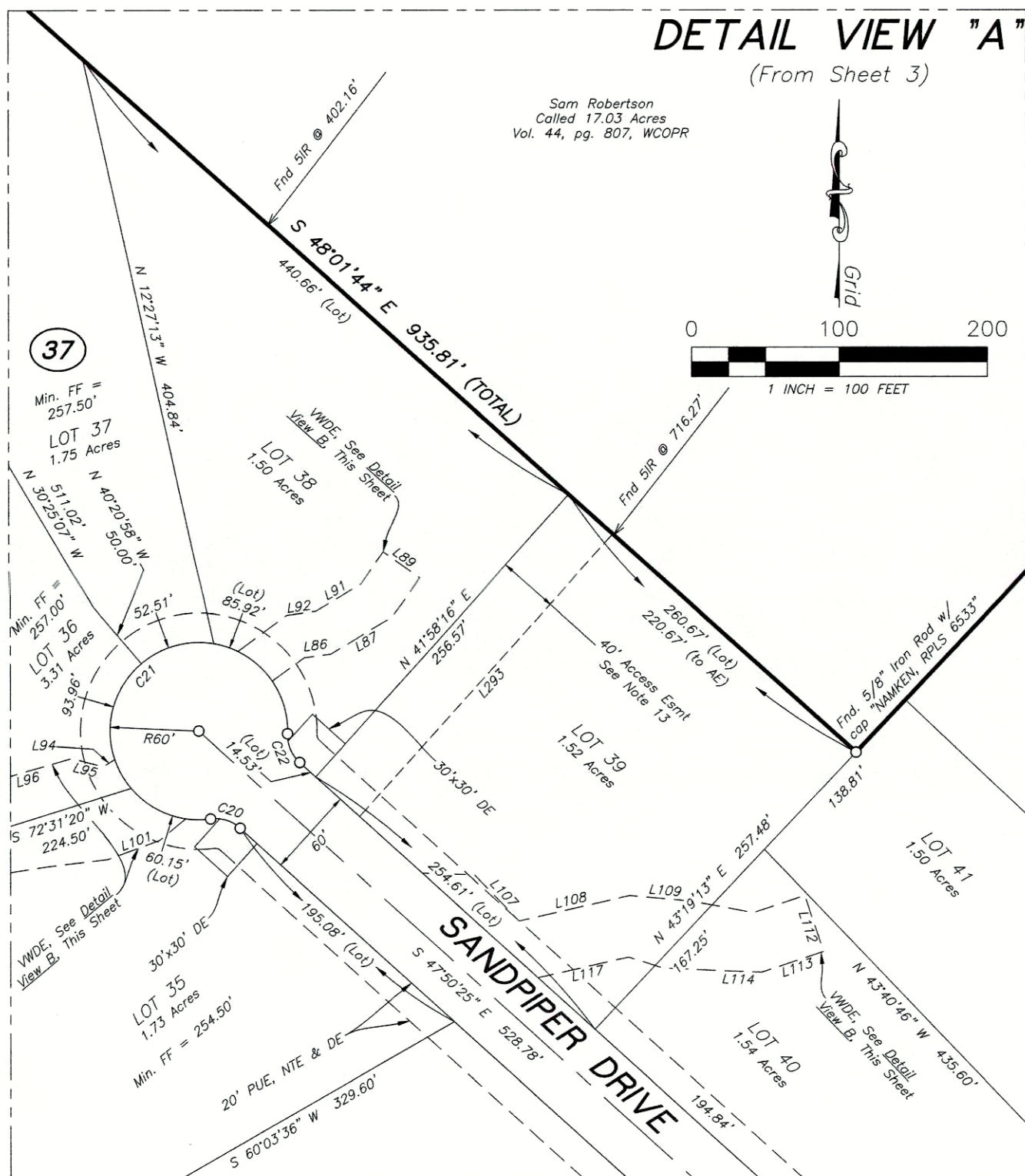
APRIL 2020
NAMKEN, INC.
P. O. Box 1158, New Waverly, TX 77358
TBPELS Firm No. 10194090
936-661-3325

Job No. 19-051

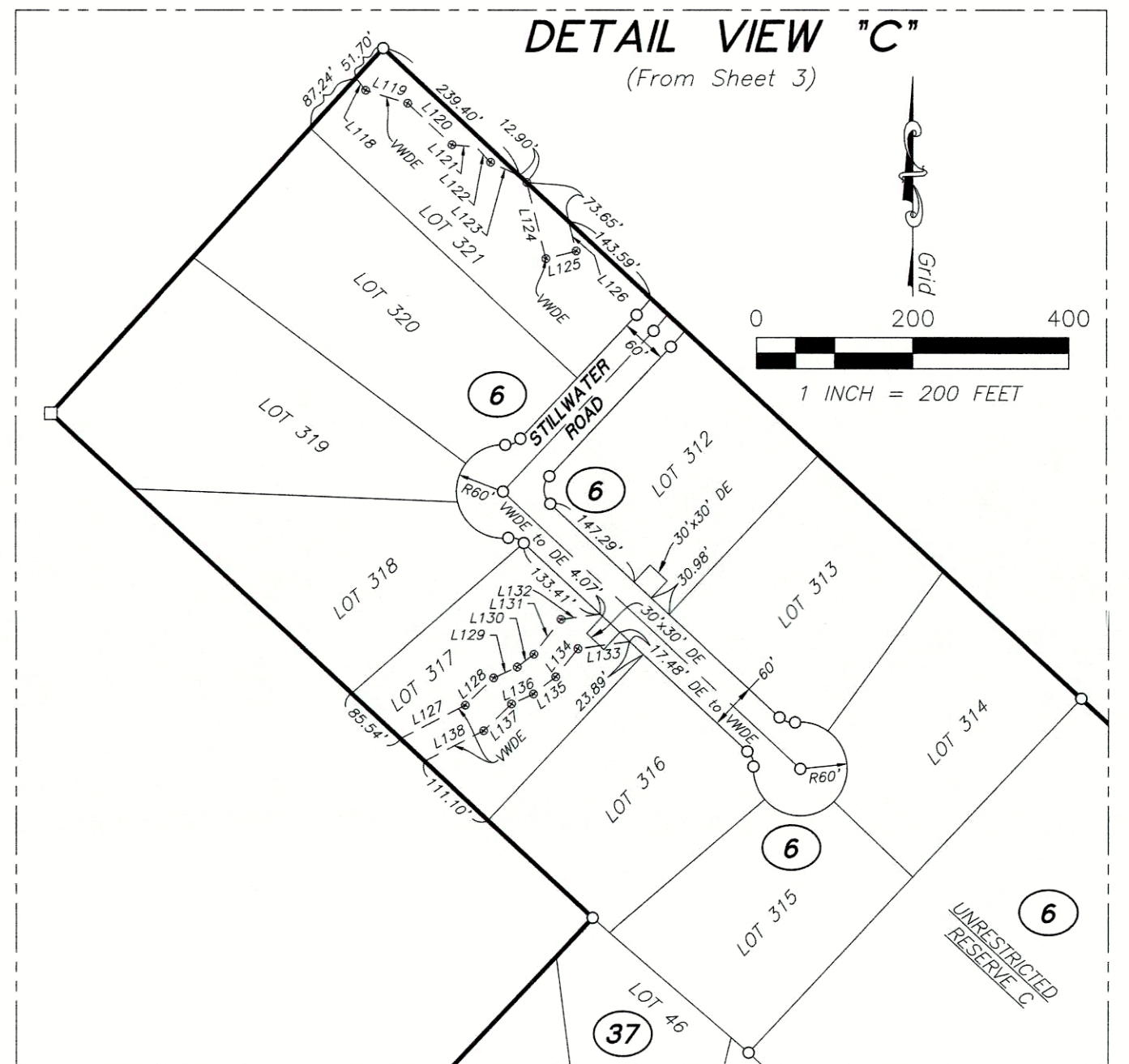
DETAIL VIEW "B"
(From Sheet 3)



DETAIL VIEW "A"
(From Sheet 3)



DETAIL VIEW "C"
(From Sheet 3)



PLAT OF TEXAS GRAND RANCH SECTION 14

CONTAINING 4 BLOCKS, 3 RESERVES AND 103 LOTS

A SUBDIVISION CONTAINING 271.17 ACRES OF LAND, DESCRIBED IN DEEDS TO 1 TEXAS GRAND RANCH, LLC RECORDED IN VOLUME 1319, PAGE 546 AND TO LG ASSETS, LLC, RECORDED IN VOLUME 1319, PAGE 744, OFFICIAL PUBLIC RECORDS, WALKER COUNTY, TEXAS,

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

APRIL 2020

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

Job No. 19-051

LEGEND

- Found 5/8" Iron Rod, UNLESS otherwise noted
- Found/Set 5/8" Iron Rod w/cap marked "MICHAEL A. NAMKEN RPLS 6533", UNLESS otherwise noted
- DE Drainage Easement
- Min. FF Minimum Finished Floor Elevation
- PUE, NTE & DE Public Utility Easement, Nature Trail Easement & Drainage Easement
- WCDR Walker County Deed Records
- WCOPR Walker County Official Public Records
- WCOR Walker County Official Records
- WCPR Walker County Plat Records
- VWDE Variable Width Private Drainage Easement
- Block Number
- FEMA Flood Zone A

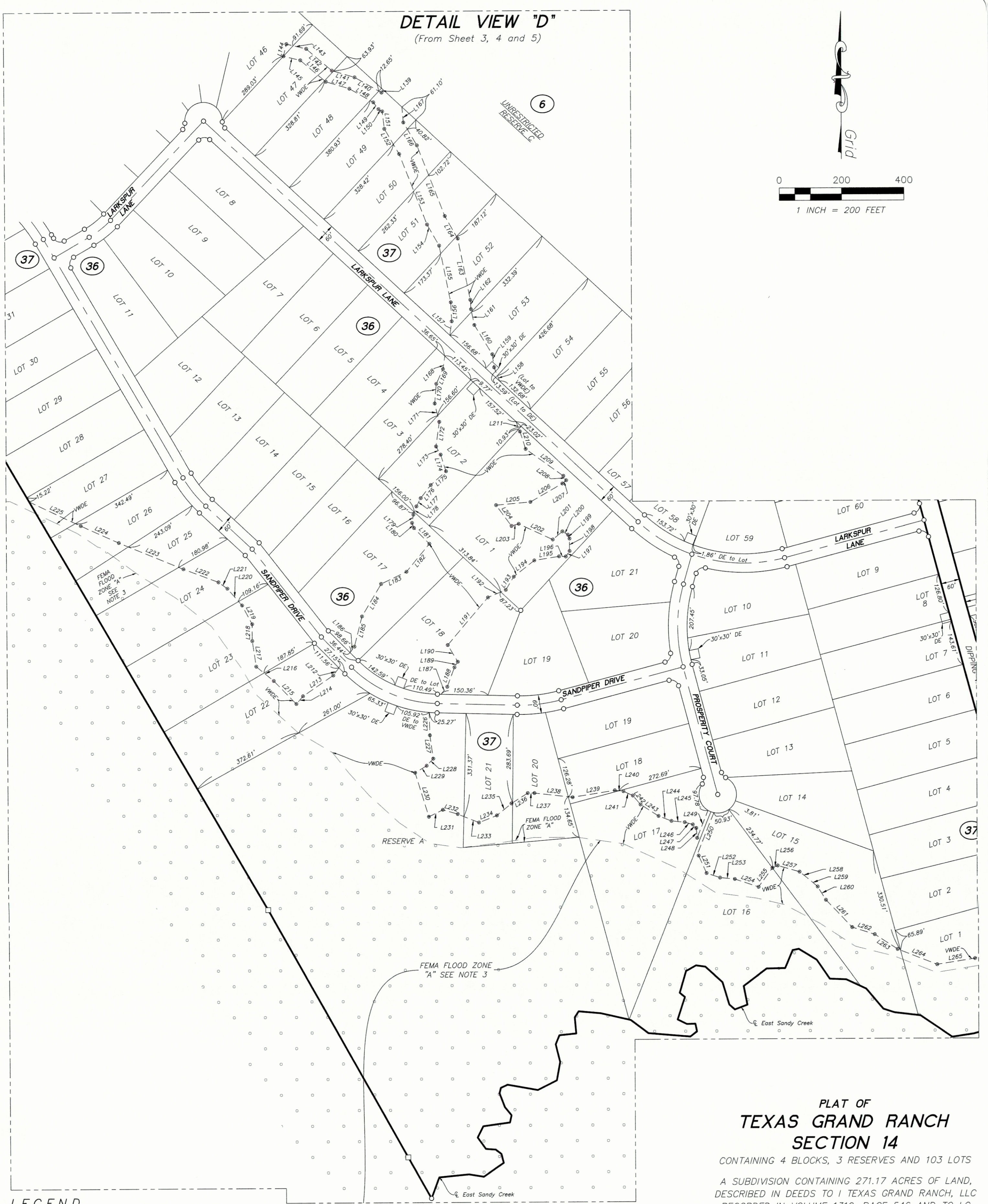
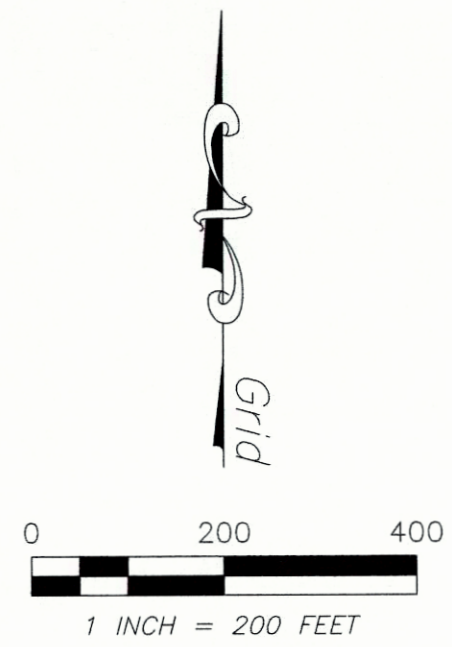
0 200 400
1 INCH = 200 FEET
(UNLESS OTHERWISE NOTED)

INDIVIDUAL SHEETS INDEX

1	Vicinity Map, Notes, Sheet Number Layout
2	Certifications and Dedications
3	Blocks 6, 36 and 37
4	Blocks 30, 36 and 37
5	Blocks 30, 36 and 37
6	Detail View of Blocks 6 and 37
7	Detail View of Blocks 36 and 37
8	Detail View of Blocks 30 & 37, Line and Curve Tables
9	Detail View of Dipping Vat Road Easement

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

DETAIL VIEW "D"
(From Sheet 3, 4 and 5)



**PLAT OF
TEXAS GRAND RANCH
SECTION 14**

CONTAINING 4 BLOCKS, 3 RESERVES AND 103 LOTS
A SUBDIVISION CONTAINING 271.17 ACRES OF LAND,
DESCRIBED IN DEEDS TO TEXAS GRAND RANCH, LLC
RECORDED IN VOLUME 1319, PAGE 546 AND TO LG
ASSETS, LLC, RECORDED IN VOLUME 1319, PAGE 744,
OFFICIAL PUBLIC RECORDS, WALKER COUNTY, TEXAS,

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

APRIL 2020

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

Job No. 19-051

LEGEND

- Found 5/8" Iron Rod, UNLESS otherwise noted
- Found/Set 5/8" Iron Rod w/cap marked "MICHAEL A. NAMKEN RPLS 6533", UNLESS otherwise noted
- DE Minimum Finished Floor Elevation
- PUE, NTE & DE Public Utility Easement, Nature Trail Easement & Drainage Easement
- WCDR Walker County Deed Records
- WCOPR Walker County Official Public Records
- WCOR Walker County Official Records
- WCPR Walker County Plat Records
- VWDE Variable Width Private Drainage Easement
- Block Number
- FEMA Flood Zone A

INDIVIDUAL SHEETS INDEX

1	Vicinity Map, Notes, Sheet Number Layout
2	Certifications and Dedications
3	Blocks 6, 36 and 37
4	Blocks 30, 36 and 37
5	Blocks 30, 36 and 37
6	Detail View of Blocks 6 and 37
7	Detail Views of Blocks 36 and 37
8	Detail View of Blocks 30 & 37, Line and Curve Tables
9	Detail View of Dipping Vat Road Easement

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

P:\NSCI\Jobs\01 Survey\19-051 TGR SECTION 14\DWG5\PLAT - S14\19-051 TGR S14 PLAT.dwg, SHT 7, 6/2/2020 11:51:00 AM, AMH

TEXAS GRAND RANCH SECTION 14 LINE & CURVE TABLES

**BOUNDARY
LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 52°38'57" W	131.37'
L2	S 69°07'54" W	32.83'
L3	S 47°44'26" W	95.69'
L4	S 20°46'49" W	153.79'
L5	S 56°53'24" W	175.49'
L6	S 50°34'20" W	21.30'
L7	N 86°55'52" W	15.70'
L8	N 29°29'30" W	111.09'
L9	N 59°51'44" W	52.23'
L10	S 62°10'54" W	78.01'
L11	N 58°25'07" W	83.01'
L12	S 64°30'05" W	256.31'
L13	N 47°47'14" W	57.51'
L14	S 51°44'17" W	21.91'
L15	S 32°15'14" E	41.36'
L16	S 35°46'13" W	86.74'
L17	S 67°06'54" W	80.06'
L18	S 37°16'02" W	39.98'
L19	S 17°09'39" W	40.94'
L20	S 63°26'31" W	68.27'
L21	S 57°14'00" W	52.40'
L22	S 29°30'59" W	52.64'
L23	S 27°52'21" W	75.36'
L24	S 71°50'42" W	95.30'
L25	S 74°04'12" W	76.70'
L26	S 81°15'44" W	69.55'
L27	N 55°31'34" W	122.04'
L28	N 83°18'15" W	83.17'
L29	N 72°12'28" W	37.93'
L30	N 40°04'18" W	85.44'
L31	N 65°05'55" W	70.53'
L32	N 87°37'07" W	52.89'
L33	N 34°26'23" W	74.16'
L34	N 58°25'08" W	67.32'
L35	S 78°38'23" W	20.19'
L36	S 22°50'50" W	62.59'
L37	S 88°48'06" W	59.45'
L38	S 52°55'09" W	92.28'
L39	S 10°55'44" E	61.08'
L40	S 69°00'57" W	43.07'
L41	N 47°51'32" W	23.91'
L42	N 16°43'18" W	75.05'
L43	N 47°43'36" W	74.28'
L44	N 81°43'33" W	30.29'
L45	S 60°52'07" W	36.58'
L46	S 16°31'24" W	72.73'
L47	S 50°28'59" E	21.39'
L48	S 18°08'47" W	75.85'
L49	S 63°23'45" E	33.18'
L50	N 88°38'19" E	27.23'
L51	S 12°09'26" E	24.84'
L52	S 52°49'29" W	27.20'
L53	N 85°09'56" W	135.28'
L54	N 53°04'10" W	70.75'
L55	N 77°04'24" W	99.11'
L56	N 85°02'38" W	71.09'
L57	S 33°05'26" W	23.10'
L58	S 04°49'36" E	51.52'
L59	S 84°03'55" W	54.21'
L60	S 22°12'56" W	31.20'
L61	S 13°44'20" E	58.58'
L62	S 10°17'27" W	60.09'
L63	S 63°12'27" W	68.59'
L64	N 79°47'31" W	98.69'
L65	S 65°14'44" W	23.53'
L66	S 14°22'43" W	17.96'
L67	S 20°36'23" E	47.40'
L68	S 38°37'33" E	34.28'
L69	S 12°26'26" W	23.53'
L70	S 82°19'35" W	86.56'
L71	S 26°26'52" W	40.53'
L72	S 35°33'27" E	44.94'
L73	S 85°38'25" E	31.35'
L74	S 52°34'14" E	23.40'
L75	S 14°28'24" E	29.43'
L76	S 55°27'00" W	77.91'
L77	N 80°34'44" W	48.57'
L78	S 84°25'26" W	96.27'
L79	S 20°32'48" W	72.09'

**BOUNDARY
CURVE TABLE**

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	57.16'	313.00'	N 41°33'57" W	57.08'	10°27'47"
C2	70.55'	50.00'	N 46°57'13" W	64.84'	80°50'43"

**RIGHTS-OF-WAY
CURVE TABLE**

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C3	28.02'	300.00'	S 40°24'55" W	28.01'	5°21'08"
C4	28.03'	330.00'	S 40°39'27" W	28.03'	4°52'02"
C5	39.27'	25.00'	S 01°54'31" E	35.36'	90°00'00"
C6	21.68'	25.00'	S 71°44'55" E	21.00'	49°40'47"
C7	292.54'	60.00'	S 43°05'29" W	77.65'	279°21'34"
C8	21.68'	25.00'	N 22°04'08" W	21.00'	49°40'47"
C9	21.68'	25.00'	N 71°44'55" W	21.00'	49°40'47"
C10	198.30'	60.00'	N 01°54'31" W	119.60'	189°21'34"
C11	21.68'	25.00'	N 67°55'52" E	21.00'	49°40'47"
C12	28.02'	270.00'	N 40°07'07" E	28.00'	5°56'43"
C13	156.21'	500.00'	S 38°53'24" E	155.57'	17°54'01"
C14	117.13'	400.00'	S 38°19'44" E	116.71'	16°46'39"
C15	306.05'	400.00'	S 66°37'33" E	298.64'	43°50'17"
C16	142.86'	500.00'	N 83°16'11" E	142.37'	16°22'14"
C17	269.18'	500.00'	N 00°30'27" E	265.94'	30°50'45"
C18	505.93'	500.00'	S 75°55'41" E	484.62'	57°58'29"
C19	87.65'	300.00'	S 51°41'25" W	87.34'	16°44'22"
C20	21.68'	25.00'	N 22°40'48" W	21.00'	49°40'47"
C21	292.54'	60.00'	N 42°09'35" E	77.65'	279°21'34"
C22	21.68'	25.00'	S 23°00'01" E	21.00'	49°40'47"
C23	39.27'	25.00'	S 74°56'24" E	35.36'	90°00'00"
C24	39.27'	25.00'	S 15°03'36" W	35.36'	90°00'00"
C25	39.16'	25.00'	N 88°11'24" E	35.27'	89°44'20"
C26	21.68'	25.00'	N 18°28'50" E	21.00'	49°40'47"
C27	198.02'	60.00'	N 88°11'24" E	119.62'	189°05'55"
C28	21.68'	25.00'	S 22°06'02" E	21.00'	49°40'47"
C29	39.27'	25.00'	S 30°05'04" W	35.36'	90°00'00"
C30	39.27'	25.00'	N 59°54'56" W	35.36'	90°00'00"
C31	38.30'	25.00'	S 59°49'08" W	34.66'	87°46'37"
C32	35.27'	25.00'	S 24°29'00" E	32.42'	80°49'38"
C33	36.79'	25.00'	S 32°55'42" W	33.56'	84°18'46"
C34	39.27'	25.00'	S 59°54'56" E	35.36'	90°00'00"
C35	21.68'	25.00'	S 09°55'28" W	21.00'	49°40'47"
C36	292.54'	60.00'	N 75°05'04" E	77.65'	279°21'34"
C37	21.68'	25.00'	N 39°45'19" W	21.00'	49°40'47"

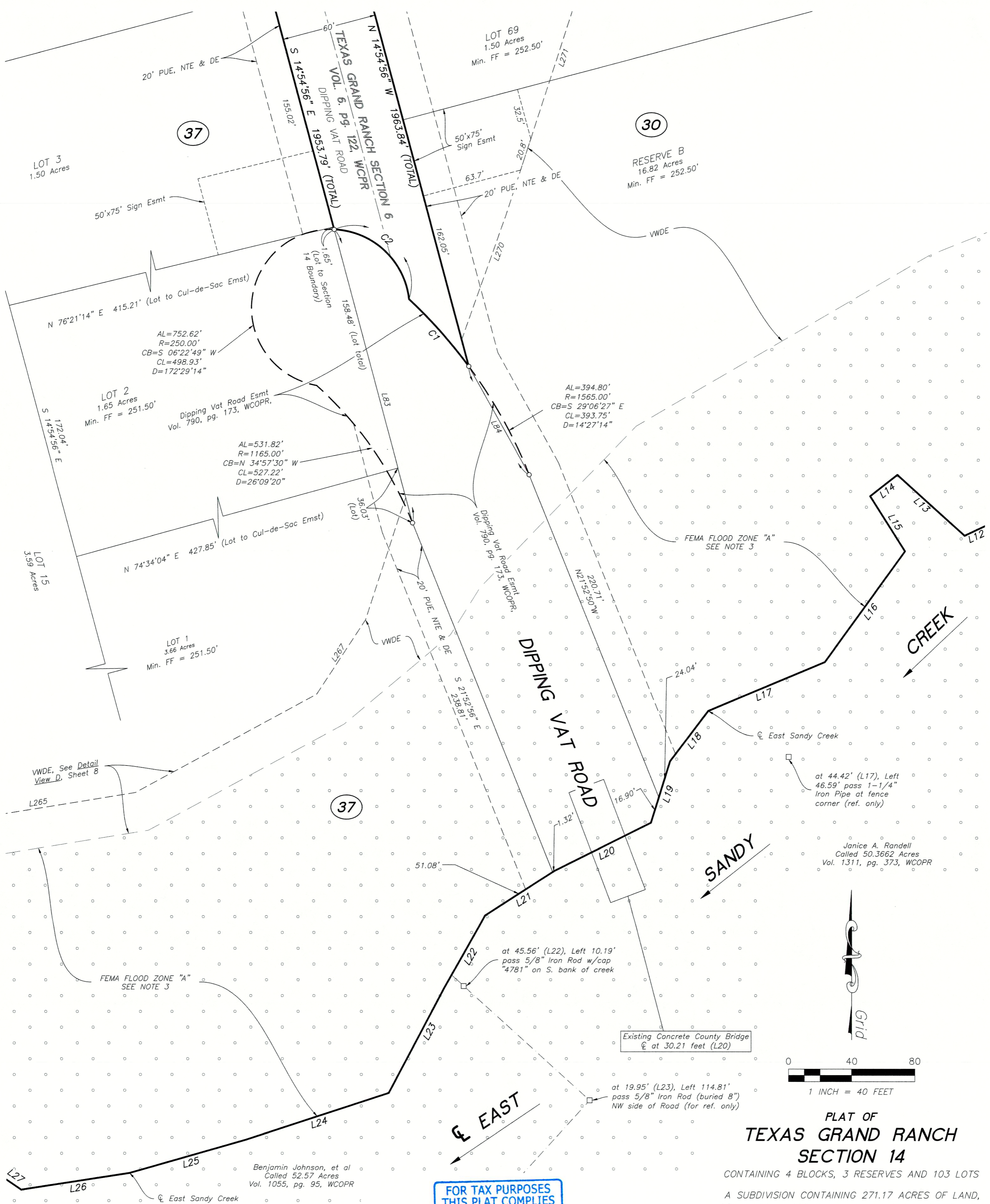
VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT LINE TABLES

LINE	BEARING	DISTANCE
L85	N 53°38'42" E	26.84'
L86	N 82°25'49" E	18.13'
L87	N 58°54'38" E	48.66'
L88	N 35°29'38" E	32.46'
L89	N 54°30'22" W	30.00'
L90	S 35°29'38" W	26.24'
L91	S 58°54'38" W	36.20'
L92	S 82°25'49" W	19.58'
L93	S 53°38'42" W	41.27'
L94	S 58°18'41" W	91.01'
L95	N 75°13'32" W	21.88'
L96	S 73°56'19" W	65.51'
L97	N 13°13'06" W	157.99'
L98	N 03°48'54" W	413.34'
L99	N 00°00'58" W	46.38'
L100	S 50°21'31" W	22.88'
L101	S 69°44'27" W	37.28'
L102	S 83°05'29" W	40.95'
L103	S 81°03'57" W	59.83'
L104	S 13°59'40" W	59.64'
L105	S 07°32'24" W	76.67'
L106	S 88°10'12" E	35.27'
L107	S 44°00'34" E	43.34'
L108	N 77°04'38" E	76.88'
L109	S 84°51'30" E	41.81'
L110	S 79°25'10" E	42.84'
L111	N 71°26'19" E	36.49'
L112	S 18°33'41" E	40.00'
L113	S 71°26'19" W	43.75'
L114	N 87°59'10" W	31.29'
L115	N 87°13'41" W	36.03'
L116	N 72°28'35" W	24.33'
L117	S 77°10'07" W	62.88'
L118	S 37°22'27" E	20.14'
L119	S 72°52'46" E	56.43'
L120	S 46°45'08" E	77.92'
L121	S 85°22'02" E	31.07'
L122	S 43°26'37" E	27.11'
L123	S 15°55'50" E	99.76'
L124	S 14°02'42" E	100.88'
L125	N 75°57'18" E	40.00'
L126	N 14°02'42" W	39.04'
L127	N 62°36'21" W	93.53'
L128	N 45°59'43" E	50.66'
L129	N 65°23'17" E	33.15'
L130	N 52°22'49" E	27.00'
L131	N 38°10'46" E	56.32'
L132	N 82°11'59" E	51.06'
L133	S 82°11'59" W	67.40'
L134	S 38°22'57" W	45.77'
L135	S 52°22'49" W	35.88'
L136	S 65°23'17" W	30.87'

LINE	BEARING	DISTANCE
L137	S 45°59'43" W	49.66'
L138	S 62°36'21" W	85.13'
L139	S 27°26'40" W	10.83'
L140	N 60°03'26" W	99.59'
L141	N 73°09'33" W	75.65'
L142	N 49°17'42" W	107.60'
L143	N 76°01'57" W	65.00'
L144	S 13°58'03" W	40.00'
L145	S 76°01'57" E	55.32'
L146	S 49°23'20" E	106.92'
L147	S 73°09'33" E	78.46'
L148	S 59°56'36" E	88.39'
L149	S 36°28'41" E	27.54'
L150	S 58°41'59" E	13.93'
L151	S 06°42'14" E	56.69'
L152	S 30°16'35" E	93.63'
L153	S 21°10'34" E	244.09'
L154	S 29°32'27" E	78.21'
L155	S 11°17'59" E	186.08'
L156	S 02°33'53" E	61.61'
L157	S 07°51'17" W	45.21'
L158	N 21°32'45" W	47.78'
L159	N 07°40'24" W	42.79'
L160	N 31°10'21" W	110.21'
L161	N 11°39'16" W	51.99'
L162	N 04°05'12" W	30.69'
L163	N 11°17'59" W	201.01'
L164	N 29°32'27" W	83.72'
L165	N 21°10'34" W	244.49'
L166	N 30°16'35" W	85.45'
L167	N 04°43'55" W	50.06'
L168	N 08°31'21" W	42.37'
L169	N 24°27'14" W	52.63'
L170	N 04°56'43" W	63.14'
L171	N 13°37'04" W	61.02'
L172	N 07°47'23" W	79.65'
L173	N 29°06'29" W	30.17'
L174	N 18°02'14" E	56.04'
L175	N 47°49'54" E	66.02'
L176	N 37°45'12" E	53.12'
L177	N 27°43'49" E	30.03'
L178	N 20°19'28" E	28.34'
L179	N 09°35'52" E	26.92'
L180	N 20°22'05" E	17.21'
L181	N 43°47'23" E	70.96'
L182	N 39°27'19" E	116.09'
L183	N 64°27'17" E	90.22'
L184	N 30°36'55" E	121.01'
L185	N 14°24'23" E	99.93'
L186	N 36°29'25" E	23.48'
L187	N 39°59'19" E	31.30'
L188	N 20°32'53" E	66.91'

LINE	BEARING	DISTANCE
L189	N 30°48'36" E	20.91'
L190	N 30°41'28" W	62.70'
L191	N 40°26'58" E	200.40'
L192	N 67°24'03" E	62.12'
L193	N 31°38'08" E	49.23'
L194	N 51°44'05" E	84.40'
L195	N 81°03'16" E	80.54'
L196	S 88°28'28" W	21.73'
L197	N 34°28'17" E	21.60'
L198	N 00°11'00" W	40.00'
L199	N 21°24'35" W	13.25'
L200	N 58°19'45" W	20.72'
L201	S 50°03'46" W	40.56'
L202	N 65°04'19" W	120.59'
L203	S 73°53'38" W	24.04'
L204	N 36°18'53" W	83.32'
L205	N 84°54'06" E	110.92'
L206	N 60°14'44" E	118.69'
L207	N 49°12'14" E	16.05'
L208	N 32°23'23" W	16.69'
L209	N 54°18'25" W	149.33'
L210	N 17°44'46" W	58.98'
L211	N 21°32'45" W	34.40'
L212	S 36°29'25" W	30.61'
L213	S 55°45'03" W	118.28'
L214	N 40°50'56" W	32.79'
L215	N 43°57'56" W	103.73'
L216	N 50°26'30" W	72.67'
L217	N 08°25'40" W	83.50'
L218	N 00°06'30" E	54.00'
L219	N 27°53'55" W	68.41'
L220	N 40°42'24" W	71.65'
L221	N 54°33'33" W	35.15'
L222	N 69°07'14" W	120.06'
L223	N 67°27'25" W	223.77'
L224	N 65°42'05" W	133.64'
L225	N 64°21'51" W	182.62'
L226	S 01°32'03" E	73.19'
L227	S 07°55'13" E	76.03'
L228	S 43°11'51" W	31.17'
L229	S 58°48'15" W	43.49'
L230	N 17°08'32" E	148.08'
L231	N 63°45'26" E	50.02'
L232	S 73°45'30" E	49.51'
L233	S 67°49'35" E	73.79'
L234	N 68°26'25" E	61.71'
L235	N 50°46'37" E	60.98'
L236	N 57°35'35" E	

P:\NSCI\Jobs\01 Survey\019-051 TGR SECTION 14\DWG\PLAT - 51\19-051 TGR S14 PLAT.dwg, SHT 9, 6/2/2020 11:51:11 AM, AMH



LEGEND

- Found 5/8" Iron Rod, UNLESS otherwise noted
- Found/Set 5/8" Iron Rod w/cap marked "MICHAEL A. NAMKEN RPLS 6533", UNLESS otherwise noted
- DE Drainage Easement
- Min. FF Minimum Finished Floor Elevation
- PUE, NTE & DE Public Utility Easement, Nature Trail Easement & Drainage Easement
- WCOR Walker County Official Records
- WCOPR Walker County Official Public Records
- WCOR Walker County Official Records
- WCPR Walker County Plat Records
- VWDE Variable Width Private Drainage Easement
- Block Number
- FEMA Flood Zone A

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

INDIVIDUAL SHEETS INDEX	
1	Vicinity Map, Notes, Sheet Number Layout
2	Certifications and Dedications
3	Blocks 6, 36 and 37
4	Blocks 30, 36 and 37
5	Blocks 30, 36 and 37
6	Detail View of Blocks 6 and 37
7	Detail View of Blocks 36 and 37
8	Detail View of Blocks 30 & 37, Line and Curve Tables
9	Detail View of Dipping Vat Road Easement

**PLAT OF
TEXAS GRAND RANCH
SECTION 14**

CONTAINING 4 BLOCKS, 3 RESERVES AND 103 LOTS

A SUBDIVISION CONTAINING 271.17 ACRES OF LAND,
DESCRIBED IN DEEDS TO 1 TEXAS GRAND RANCH, LLC
RECORDED IN VOLUME 1319, PAGE 546 AND TO LG
ASSETS, LLC, RECORDED IN VOLUME 1319, PAGE 744,
OFFICIAL PUBLIC RECORDS, WALKER COUNTY, TEXAS,
J. W. INGERSOLL LEAGUE, A-27
WALKER COUNTY, TEXAS

APRIL 2020
NAMKEN, INC.
P. O. Box 1158, New Waverly, TX 77358
TBPELS Firm No. 10194090
936-661-3325

