

OWNER'S CERTIFICATE OF APPROVAL

I, RENÉE HOWES, owner, acting herein individually, do hereby adopt the foregoing plat as correct subdivision of 613.761 acres of land and I hereby dedicate to the use of the public forever all streets and easements; and to the use of the Texas Grand Ranch Property Owners Association all public places shown for the purpose and consideration herein.

Witness my hand and this 17 day of November, 2015.

Renée Howes
Signature

RENÉE HOWES
Printed Name

AUTHORIZED AGENT
Title

P.O. BOX 281
Address

SKULL VALLEY, AZ 86338
City, State Zip

The State of Texas

The County of Walker

Before me, the undersigned authority on this day personally appeared Renée Howes, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that such person executed the same for the purpose and considerations therein stated.

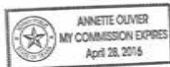
Given under my hand and seal of office this the 17th day of November, 2015.

Notary Public, County of Walker, State of Texas

Notary Signature: Annette Olivier

Printed Name: Annette Olivier

My Commission Expires: 4-28-2016



SURVEYOR'S CERTIFICATE

Know all men by these presents:

That we, Jones & Carter, Inc., acting by and through Michael A. Romans, R.P.L.S. do hereby certify that we performed an actual and accurate survey of the platted land, and that the corner monuments shown on the foregoing plat were properly placed under our personal supervision, in accordance with the subdivision and development ordinance of the County of Walker, Texas. In addition, According to the scale of the Flood Insurance Rate Map (FIRM) Community Panel 48471C05000, effective date August 16, 2011, the portions of this subdivision are located within the FEMA 100 year Flood Zone, (Zone A).

2015-11-11
Michael A. Romans
Michael A. Romans, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 4657
Jones & Carter, Inc.



ENGINEER'S CERTIFICATE

Know all men by these presents:

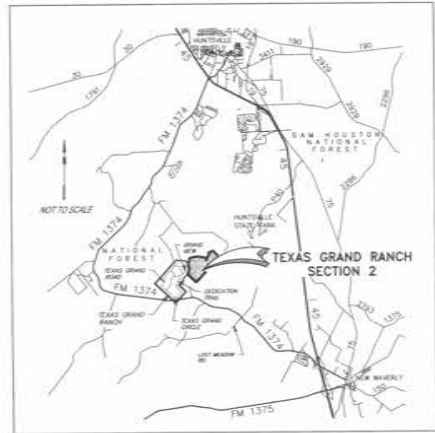
That, I, Jeffrey J. Brown, P.E., do hereby certify that the foregoing plat was prepared in accordance with the subdivision and development ordinance of the County of Walker, Texas.

Jeffrey J. Brown, P.E.
Jeffrey J. Brown, P.E.
Professional Engineer
Texas Registration No. 58796
Jones & Carter, Inc.

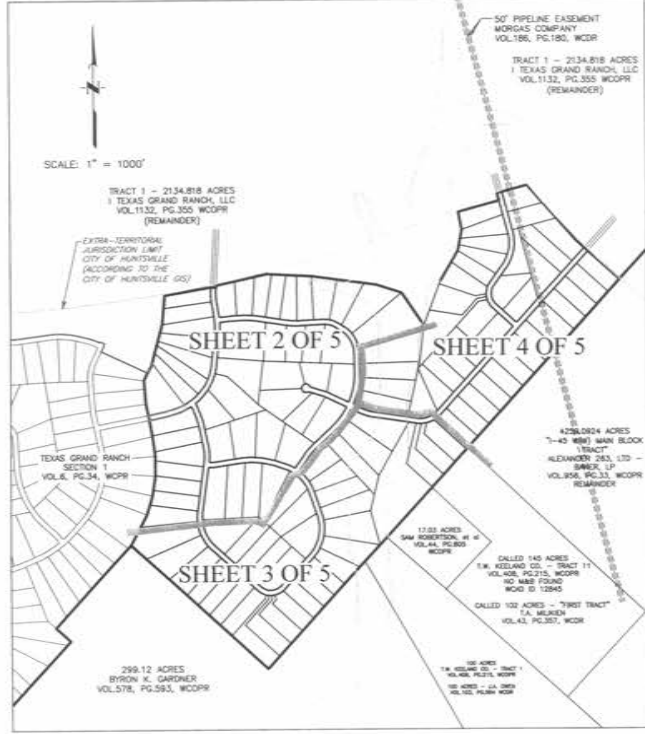


VARIANCE TO WALKER COUNTY REGULATIONS
NO VARIANCES TO CONSTRUCTION OR PLATTING STANDARDS HAVE BEEN GRANTED ASIDE FROM THOSE LISTED AS FOLLOWS:
1. A VARIANCE WITH CONDITIONS HAS BEEN GRANTED TO THE WALKER COUNTY REGULATIONS FOR FLOODPLAIN MANAGEMENT SECTION 5-03(C). THIS VARIANCE ALLOWS THAT A "DETAILED STUDY" FOR THE ZONE A / 100 YEAR FLOODPLAIN WILL NOT BE REQUIRED AS PER SECTION 5-03(C) OF THE CITED REGULATION.
2. A VARIANCE HAS BEEN GRANTED TO THE WALKER COUNTY SUBDIVISION REGULATIONS FOR SECTION 5.3 - LOT DEPTH. THIS VARIANCE ALLOWS FOR 135 LOTS TO HAVE A GREATER THAN 3:1 DEPTH TO WIDTH RATIO AND FIFTEEN (15) LOTS TO HAVE LESS THAN 80-FOOT FLAG STAFF WIDTH. MINIMUM STAFF WIDTH IS 33 FEET.

THESE VARIANCES WERE APPROVED ON THE 13TH DAY OF OCTOBER, 2015 BY THE COMMISSIONERS COURT OF WALKER COUNTY, TEXAS.



LOCATION MAP



SHEET INDEX

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

FINAL PLAT OF TEXAS GRAND RANCH SECTION 2

BEING A 370.342 ACRE TRACT OF LAND BEING A PORTION OF THAT CERTAIN 2134.818 ACRES - TRACT 1 DESCRIBED IN INSTRUMENT TO 1 TEXAS GRAND RANCH, LLC RECORDED IN VOLUME 1132, PAGE 355 OF THE WALKER COUNTY OFFICIAL PUBLIC RECORDS; ALSO CONTAINING PORTIONS OF THE D. HANAZKEE SURVEY, ABSTRACT 254 AND J.M. HARDEMAN SURVEY, ABSTRACT 280 AND H. APPLEWHITE SURVEY, A-57 AND T. GILLESPIE, A-214 IN WALKER COUNTY, TEXAS.

COMMISSIONERS COURT CERTIFICATE

STATE OF TEXAS §
COUNTY OF WALKER §

This is to certify that the Commissioners Court of Walker County, Texas has on the 17th day of Nov., 2015, approved this.

Robert D. Pierce
ROBERT D. PIERCE, County Judge

B. Gaines, Jr.
B. GAINES, JR., Comm. Prec. 1

Ronnie White
RONNIE WHITE, Comm. Prec. 2

Glen R. Reader
GLEN R. READER, Comm. Prec. 3

Jimmy D. Herry
JIMMY D. HERRY, Comm. Prec. 4

COUNTY CLERK CERTIFICATE

I, _____, Clerk of the County Court of Walker County, Texas do hereby certify that the foregoing Plat was approved by the Commissioners Court of said County on the _____ day of _____, 2015, as recorded in the Minutes of said Court. GIVEN UNDER MY HAND AND SEAL the _____ day of _____, 2015.

County Clerk

COUNTY CLERK CERTIFICATE

I, Kari A. French, Clerk of the County of Walker County, Texas do hereby certify the foregoing plat was filed in my office on the 17th day of December, 2015, at 3:20 o'clock pm, in Volume 66, Page 46 of the Plat Records of Walker County, Texas.

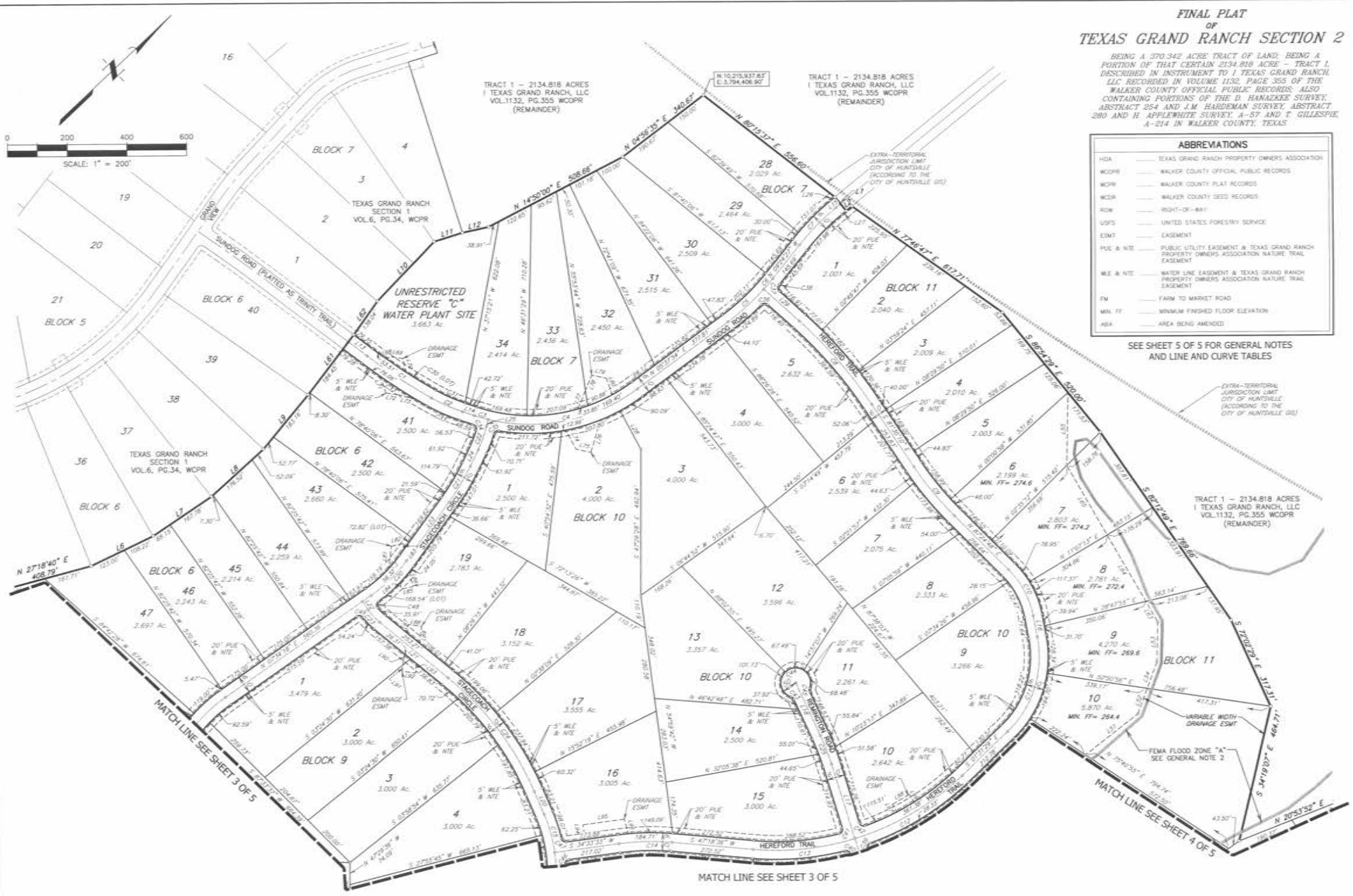
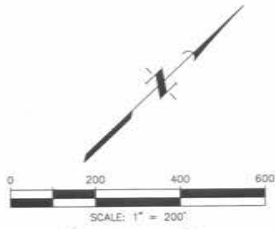
Kari A. French
County Clerk
By: Maren Gladden Deputy
SEE SHEET 5 OF 5 FOR GENERAL NOTES AND LINE AND CURVE TABLES



P:\PROJECTS\50822_Patten Sites and Marketing\0003-00 Texas Grand Ranch Section 2\Draw\Cont Draw\Plot\50822-0003-01 Final Plat Sect 2.dwg Nov 11, 2015 - 1:46pm KJS

**FINAL PLAT
OF
TEXAS GRAND RANCH SECTION 2**

BEING A 370.342 ACRE TRACT OF LAND, BEING A PORTION OF THAT CERTAIN 2134.818 ACRE - TRACT 1, DESCRIBED IN INSTRUMENT TO 1 TEXAS GRAND RANCH, LLC, RECORDED IN VOLUME 1132, PAGE 355 OF THE WALKER COUNTY OFFICIAL PUBLIC RECORDS; ALSO CONTAINING PORTIONS OF THE D. HANAZEKER SURVEY, ABSTRACT 254 AND A.M. HARDENWAY SURVEY, ABSTRACT 280 AND H. APPLEWHITE SURVEY, A-57 AND F. GILLESPIE, A-214 IN WALKER COUNTY, TEXAS.



ABBREVIATIONS

HDA	TEXAS GRAND RANCH PROPERTY OWNERS ASSOCIATION
WCORP	WALKER COUNTY OFFICIAL PUBLIC RECORDS
WCPPL	WALKER COUNTY PLAT RECORDS
WCSP	WALKER COUNTY SEED RECORDS
ROW	RIGHT-OF-WAY
USFS	UNITED STATES FORESTRY SERVICE
ESMT	EASEMENT
PUE & NTE	PUBLIC UTILITY EASEMENT & TEXAS GRAND RANCH PROPERTY OWNERS ASSOCIATION NATURE TRAIL EASEMENT
WLE & NTE	WATER LINE EASEMENT & TEXAS GRAND RANCH PROPERTY OWNERS ASSOCIATION NATURE TRAIL EASEMENT
FM	FARM TO MARKET ROAD
MIN. FF	MINIMUM FINISHED FLOOR ELEVATION
ABA	AREA BEING AMENDED

SEE SHEET 5 OF 5 FOR GENERAL NOTES AND LINE AND CURVE TABLES

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

JC JONES CARTER
Texas Board of Professional Land Surveying Registration No. 10046105
Texas Board of Professional Engineers Registration No. F-439
6000 Central Parkway North, Suite 100 • San Antonio, Texas 78232 • 210.494.5511
Austin • Breckenridge • Bryan • Dallas • Houston • Lubbock • Phoenix • San Antonio • The Woodlands

P:\PROJECTS\0822 pattern sales and marketing\0002-00 texas grand ranch section 2\civil\Const Dwg\Plat\50822-0003-01 Final Plat Sect 2.dwg Nov 11, 2015 - 1:57pm KS

**FINAL PLAT
OF
TEXAS GRAND RANCH SECTION 2**

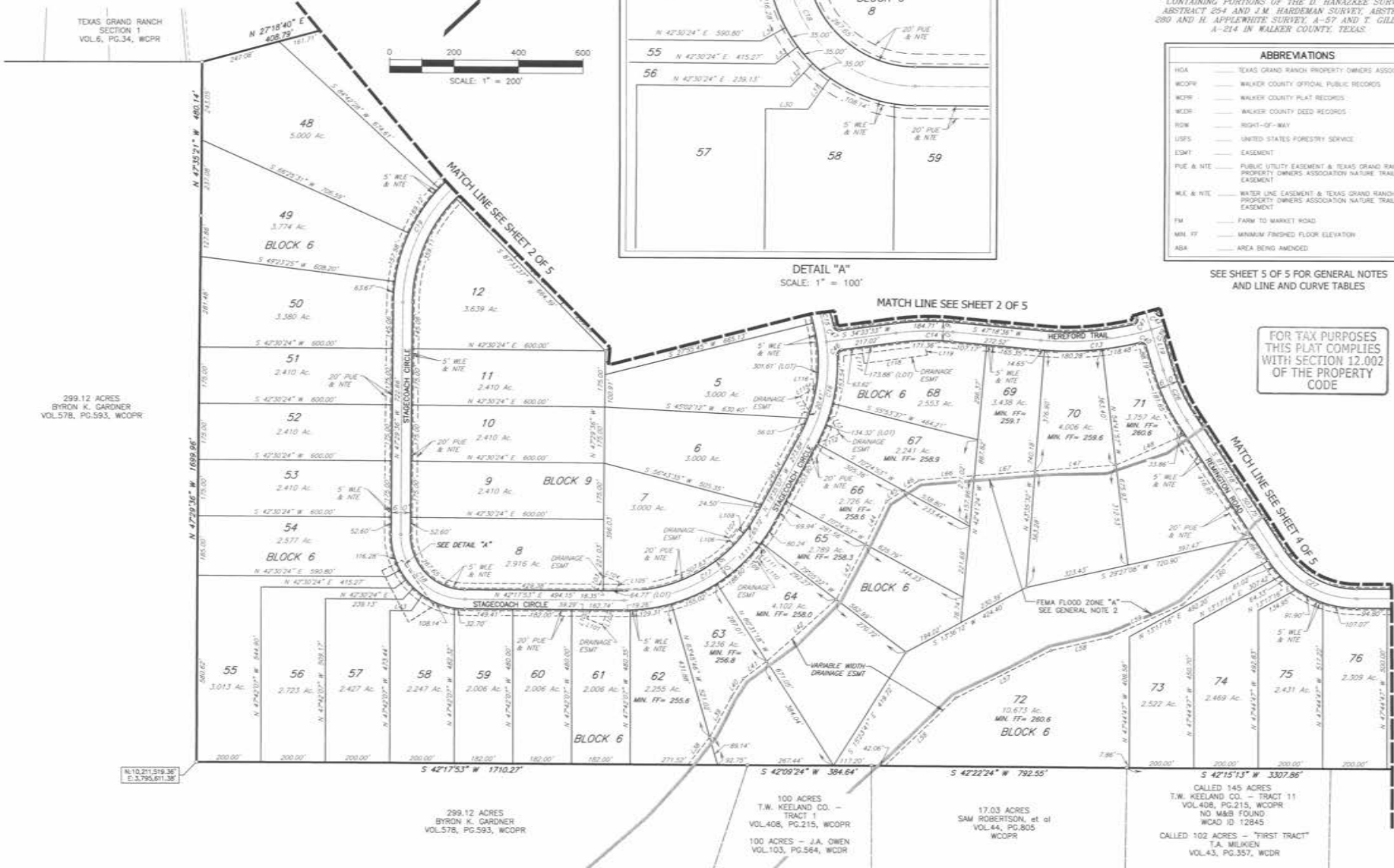
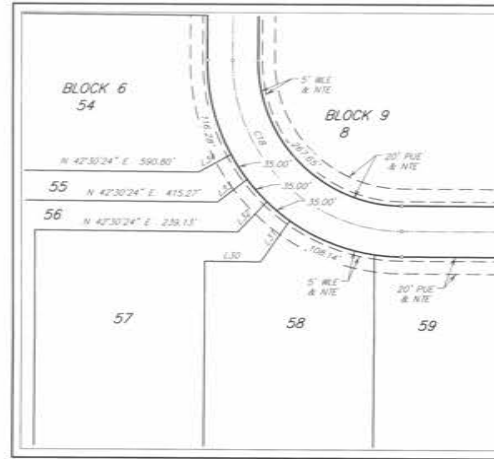
BEING A 370.342 ACRE TRACT OF LAND, BEING A PORTION OF TRACT CERTAIN 2154.816 ACRES - TRACT 1 DESCRIBED IN INSTRUMENT TO I TEXAS GRAND RANCH LLC RECORDED IN VOLUME 1132, PAGE 305 OF THE WALKER COUNTY OFFICIAL PUBLIC RECORDS; ALSO CONTAINING PORTIONS OF THE D. HANAUER SURVEY, ABSTRACT 254 AND J.M. HARDEMAN SURVEY, ABSTRACT 280 AND H. APPLEWHITE SURVEY, A-57 AND T. GILLESPIE A-214 IN WALKER COUNTY, TEXAS.

ABBREVIATIONS

HGA	TEXAS GRAND RANCH PROPERTY OWNERS ASSOCIATION
WCOPR	WALKER COUNTY OFFICIAL PUBLIC RECORDS
WCPR	WALKER COUNTY PLAT RECORDS
WCDR	WALKER COUNTY DEED RECORDS
ROW	RIGHT-OF-WAY
USFS	UNITED STATES FORESTRY SERVICE
ESMT	EASEMENT
PUE & NTE	PUBLIC UTILITY EASEMENT & TEXAS GRAND RANCH PROPERTY OWNERS ASSOCIATION NATURE TRAIL EASEMENT
WLE & NTE	WATER LINE EASEMENT & TEXAS GRAND RANCH PROPERTY OWNERS ASSOCIATION NATURE TRAIL EASEMENT
FM	FARM TO MARKET ROAD
MN. FF	MINIMUM FINISHED FLOOR ELEVATION
ABA	AREA BEING AMENDED

SEE SHEET 5 OF 5 FOR GENERAL NOTES AND LINE AND CURVE TABLES

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



JC JONES CARTER

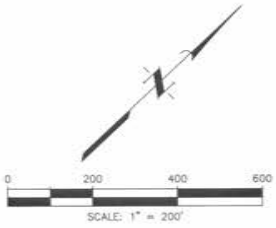
Texas Board of Professional Land Surveying Registration No. 10046105
Texas Board of Professional Engineers Registration No. F-439
1000 Central Parkway North, Suite 110 - San Antonio, Texas 78212 • 210.484.5511
Austin • Brenham • Bryan • Dallas • Houston • Killeen • San Antonio • The Woodlands

DATE OF PRINT: 11/11/2015

SHEET 3 OF 6

**FINAL PLAT
OF
TEXAS GRAND RANCH SECTION 2**

BEING A 378.342 ACRE TRACT OF LAND, BEING A PORTION OF THAT CERTAIN 2134.818 ACRE - TRACT 1, DESCRIBED IN INSTRUMENT TO J TEXAS GRAND RANCH, LLC, RECORDED IN VOLUME 1132, PAGE 355 OF THE WALKER COUNTY OFFICIAL PUBLIC RECORDS, ALSO CONTAINING PORTIONS OF THE D. HANAZKEE SURVEY, ABSTRACT 254 AND J.M. HARDEMAN SURVEY, ABSTRACT 280 AND H. APPLEWHITE SURVEY, A-57 AND T. GILLESPIE, A-214 IN WALKER COUNTY, TEXAS.



ABBREVIATIONS	
HOA	TEXAS GRAND RANCH PROPERTY OWNERS ASSOCIATION
WCOPR	WALKER COUNTY OFFICIAL PUBLIC RECORDS
WCPR	WALKER COUNTY PLAT RECORDS
WCDR	WALKER COUNTY DEED RECORDS
ROW	RIGHT-OF-WAY
USFS	UNITED STATES FORESTRY SERVICE
ESMT	EASEMENT
PUE & NTE	PUBLIC UTILITY EASEMENT & TEXAS GRAND RANCH PROPERTY OWNERS ASSOCIATION NATURE TRAIL EASEMENT
WLE & NTE	WATER LINE EASEMENT & TEXAS GRAND RANCH PROPERTY OWNERS ASSOCIATION NATURE TRAIL EASEMENT
FM	FARM TO MARKET ROAD
MFL FT	MINIMUM FINISHED FLOOR ELEVATION
ABA	AREA BEING AMENDED

SEE SHEET 5 OF 5 FOR GENERAL NOTES AND LINE AND CURVE TABLES



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


JONES CARTER
 Texas Board of Professional Land Surveying Registration No. 10046105
 Texas Board of Professional Engineers Registration No. F-439
 1000 Central Parkway North, Suite 100 • San Antonio, Texas 78232 • 210.494.5511
 Austin • Breckenridge • Bryan • Dallas • Houston • Rosenberg • San Antonio • The Woodlands

P:\PROJECTS\10822 pattern sales and marketing\0003-00 texas grand ranch section 2\Draw\Const Dwgs\Plot\10822-0003-01 Final Plat Sect 2.dwg Nov 11, 2015 - 1:57pm KS

GENERAL NOTES:

FINAL PLAT OF TEXAS GRAND RANCH SECTION 2

1. THE BEARINGS, DISTANCES, AREAS AND COORDINATIONS SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM GRID, CENTRAL ZONE (NAD83), AS DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS) WITH NGS OPUS POST PROCESSING. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET. TO CONVERT GRID DISTANCES TO SURFACE, APPLY THE COMBINED GRID TO SURFACE SCALE FACTOR OF 1.000105761. PLEASE REVIEW THE RECORD INSTRUMENTS CITED HEREON TO COMPARE THE SURVEY BEARINGS AND DISTANCES WITH THE RECORD CALLS.

2. THE GRAPHIC LOCATION OF THE SUBJECT TRACT SUPERIMPOSED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48470C0500, EFFECTIVE DATE AUGUST 16, 2011, INDICATES THAT PORTIONS OF THE SUBJECT TRACT ARE LOCATED WITHIN ZONE "A", DEFINED BY FEMA AS "100-YEAR FLOOD HAZARD AREA (WITHOUT 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 JONES AND CARTER, INC. OR THE UNDERSIGNED.

3. 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.

4. ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH 1/2" DIAMETER IRON RODS.

5. THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 1/2" IRON RODS PRIOR TO LOT SALES.

6. 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 AS INDICATED IN WALKER COUNTY SUBDIVISION REGULATIONS. 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 PRECINCT COMMISSIONER IS REQUIRED PRIOR TO INSTALLATION OF THE DRIVEWAY FOR DETERMINATION OF THE LOCATION, QUALITY SIZING, INSTALLATION DEPTH, ETC. DRIVEWAY CULVERTS ARE INSTALLED AT THE OWNERS EXPENSE.

7. THE AREAS DESIGNATED AS "UNRESTRICTED RESERVES" ON THIS PLAT IS COMMON AREA TO BE USED BY OWNERS, THEIR INVITEES AND GUESTS FOR A PARK, GREENBELT, NATURE AREA, STRUCTURES FOR THE BENEFIT OF OWNERS, WALKING OR OUTDOOR ACTIVITIES AS SET FORTH ON THE PLAT OR AS MAY BE PERMITTED OR REGULATED BY DEVELOPER OR, UPON THE TRANSITION DATE THE TEXAS GRAND RANCH PROPERTY OWNERS ASSOCIATION.

SANITARY SEWER SERVICE

8. EACH LOT WILL BE REQUIRED TO UTILIZE ONSITE PRIVATE SEPTIC SYSTEM (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

9. FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWELVE (12) INCHES ABOVE FINISHED ADJACENT GRADE.

10. THE LANDOWNER IS PROHIBITED FROM CONSTRUCTING ANY IMPROVEMENTS WITHIN THE "VARIABLE WIDTH DRAINAGE EASEMENT" SHOWN ON LOTS 62, 63, 64, 65, 66, 67 AND 69, 70, 71, 72 OF BLOCK 6, LOTS 6, 7, 8, 9, 10, 11, 12, 13, 14 OF BLOCK 11. THE UNRESTRICTED RESERVE AREAS AND ANY OTHER DRAINAGE EASEMENTS SHOWN ON THIS PLAT. LANDOWNER MAY CLEAR UNDERBRUSH AND ESTABLISH FOOT TRAILS WITHIN THESE "DRAINAGE EASEMENTS" BUT NO VERTICAL IMPROVEMENTS / DEVELOPMENT WILL BE ALLOWED. FENCING IS ALLOWED ALONG THE PROPERTY LINES LOCATED WITHIN THESE "DRAINAGE EASEMENTS" BUT IS LIMITED TO A FOUR(4) STRAND WIRE FENCE WITH PROVISIONS NOT TO IMPED THE FLOW OF STORMWATER WITHIN THE DRAINAGE EASEMENT.

11. THE NATURAL DRAINAGE CHANNELS 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. FENCING IS ALLOWED ALONG THE PROPERTY LINES LOCATED WITHIN THESE NATURAL DRAINAGE CHANNELS BUT IS LIMITED TO A FOUR(4) STRAND WIRE FENCE WITH PROVISIONS NOT TO IMPED THE FLOW OF STORMWATER WITHIN THE DRAINAGE EASEMENT.

12. 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 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 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.

13. 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. FOR LOTS 62 AND 72 OF BLOCK 6, AND THE UNRESTRICTED RESERVE AREAS, THE "TOTAL LOT AREA" SHALL EXCLUDE THE AREA LOCATED WITHIN THE "VARIABLE WIDTH DRAINAGE EASEMENT" WHERE "IMPROVEMENTS" ARE PROHIBITED AS DESCRIBED IN LAND OWNER No. 10 ABOVE. FOR LOTS 63, 64, 65, 66, 67, 68, 69, 70 AND 71 OF BLOCK 6, LOTS 6, 7, 8, 9, 10, 11, 12, 13 AND 14 OF BLOCK 11, THE LAND OWNER MAY CONSTRUCT IMPERVIOUS COVER (STRUCTURES, DRIVEWAYS, SIDEWALKS, ETC.) IMPROVEMENTS UP TO A TOTAL SQUARE FOOTAGE EQUAL TO 3,700 S.F. PER LOT. 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

14. ALL PUBLIC EASEMENTS DENOTED ON THE PLAT ARE DEDICATED TO BE USED BY THE PUBLIC FOREVER. ANY PUBLIC UTILITY, INCLUDING 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 COUNTY OF WALKER SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROUNTS 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 WALKER COUNTY NOR ANY PUBLIC UTILITY SHALL BE RESPONSIBLE FOR REPLACING OR REBURSING THE PROPERTY OWNER DUE TO REMOVAL OF OR RELOCATION OF ANY OBSTRUCTIONS IN THE PUBLIC EASEMENTS.

15. A TWENTY (20) FOOT PUBLIC UTILITY EASEMENT (P.U.E.), A FIVE (5) FOOT WATER LINE EASEMENT AND TEXAS GRAND RANCH PROPERTY OWNERS ASSOCIATION NATURE TRAIL EASEMENT IS ESTABLISHED ADJACENT TO ALL STREET RIGHT-OF-WAYS.

KINDER MORGAN GAS LINE

16. THE LANDOWNER IS PROHIBITED FROM CONSTRUCTING ANY IMPROVEMENTS OTHER THAN A DRIVEWAY CROSSING WITHIN THE "50 FOOT PIPELINE EASEMENT" SHOWN ON LOTS 83 AND 84 OF BLOCK 6, LOTS 2, 3, 7, AND 8 OF BLOCK 12. THE ABOVE MENTIONED LOTS MUST NOTIFY KINDER MORGAN 72 HOURS IN ADVANCE PRIOR TO CONSTRUCTION. IN ADDITION, ALL DRIVEWAY IMPROVEMENTS MUST BE REVIEWED AND APPROVED BY KINDER MORGAN.

BEING A 370.342 ACRE TRACT OF LAND, BEING A PORTION OF THAT CERTAIN 2134.818 ACRE - TRACT 1, DESCRIBED IN INSTRUMENT TO 1 TEXAS GRAND RANCH, LXX RECORDED IN VOLUME 1132, PAGE 355 OF THE WALKER COUNTY OFFICIAL PUBLIC RECORDS; ALSO CONTAINING PORTIONS OF THE D. HANAUER SURVEY, ABSTRACT 254 AND J.M. HARGREAVY SURVEY, ABSTRACT 280 AND H. APPLEWHITE SURVEY, A-57 AND T. GILLESPIE, A-214 IN WALKER COUNTY, TEXAS

LINE TABLE with columns: LINE, BEARING, DISTANCE

LINE TABLE with columns: LINE, BEARING, DISTANCE

CURVE TABLE with columns: CURVE, ANGLE, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE, TANGENT

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

JONES CARTER logo and contact information: Texas Board of Professional Land Surveying Registration No. 10046105, Texas Board of Professional Engineering Registration No. F-439, 2000 Central Parkway North, Suite 100 - San Antonio, Texas 78232 - 210.494.5511