

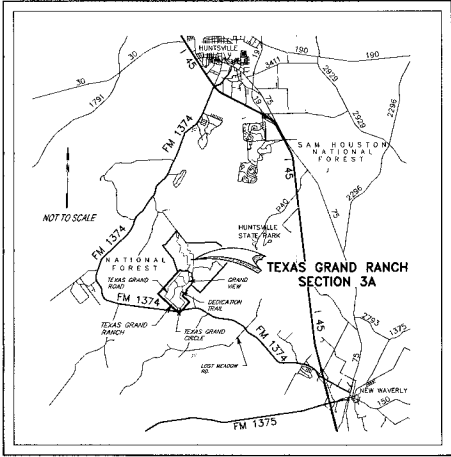
**OWNER(S) ACKNOWLEDGMENT AND DEDICATION**

STATE OF TEXAS  
COUNTY OF WALKER

I (We), the undersigned, owner(s) of the land shown on this plat, and designed as the TEXAS GRAND RANCH, LLC subdivision in (ETJ of the City of Huntsville) Walker County, Texas, and whose name is subscribed hereto, do hereby dedicate to the use of the public forever all streets, parks, water courses, drains, easements, drainage areas and public places shown thereon for the purpose and consideration therein expressed.

Renee Howes  
Signature  
RENEE HOWES  
Printed Name  
AUTHORIZED AGENT  
Title

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



TOTAL NUMBER  
RESIDENTIAL LOTS: 71

**FINAL PLAT  
OF  
TEXAS GRAND RANCH SECTION 3A**

BEING A 180.757 ACRE TRACT OF LAND, BEING A PORTION OF THAT CERTAIN 2134.018 ACRE TRACT 1" DESCRIBED IN INSTRUMENT TO TEXAS GRAND RANCH, LLC RECORDED IN VOLUME 1132, PAGE 365 OF THE WALKER COUNTY OFFICIAL PUBLIC RECORDS, SITUATED IN THE HANAZKEE SURVEY, A-234 AND THE H. APPLEWHITE SURVEY, A-57 AND T. GILLESPIE SURVEY, A-214 AND THE J. JORDAN SURVEY, A-28 IN WALKER COUNTY, TEXAS.

**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 28th day of APRIL, 2016.  
[Signature]  
Chairperson of the Commission, City of Huntsville

**NOTARY PUBLIC ACKNOWLEDGMENT**

STATE OF TEXAS  
COUNTY OF WALKER

Before me, the undersigned authority on this day personally appeared Renee 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 26 day of April, 2016.

Notary Public, County of Walker State of Texas

Notary Signature: [Signature]  
Printed Name: Debra Ann Burkhalter  
My Commission Expires: September 14, 2019



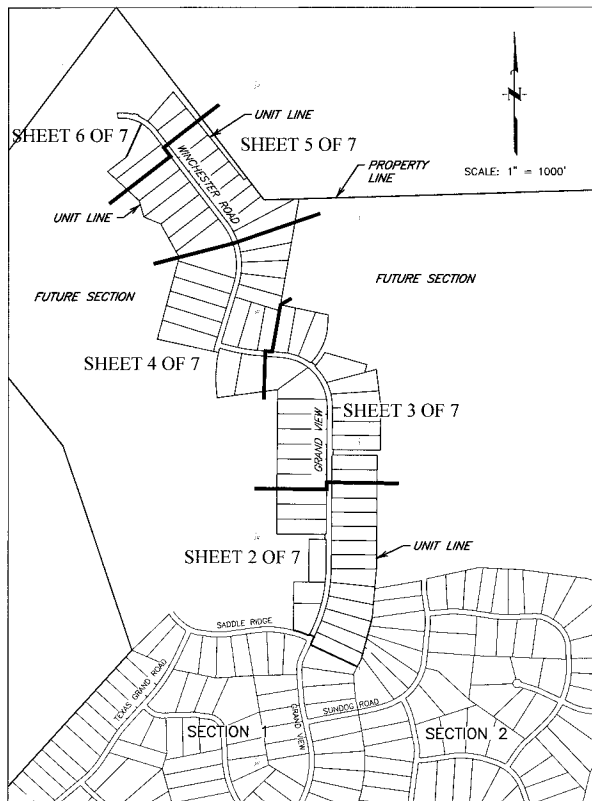
**CERTIFICATION BY THE SURVEYOR**

STATE OF TEXAS  
COUNTY OF BEXAR.

I, Michael A. Romans, R.P.L.S., Registered Professional Land Surveyor No. 4657 in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.



Michael A. Romans 4-26-2016  
Michael A. Romans, R.P.L.S.  
Register Professional Land Surveyor  
Texas Registration No. 4657  
Jones | Carter



SHEET INDEX

SEE SHEET 7 OF 7 FOR GENERAL NOTES  
AND LINE AND CURVE TABLES

**CERTIFICATION BY THE COUNTY CLERK**

STATE OF TEXAS  
COUNTY OF WALKER.

I, Kari A. Franch, 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 2 day of May, 2016, in the Plat Records of Walker County in Volume 6, Page 59.

Kari A. Franch, County Clerk  
Walker County, Texas  
By: [Signature]  
Deputy

**CERTIFICATION BY THE CITY PLANNING OFFICER**

I, the undersigned, Planning Officer of 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 28th day of April, 2016.  
[Signature]  
City of Huntsville Planning Officer

**CERTIFICATION BY THE CITY ENGINEER**

STATE OF TEXAS  
COUNTY OF WALKER.

I, the undersigned, City Engineer of Huntsville, Texas, hereby certify that the proper engineering consideration has been given to this plat regarding the design and construction of public improvements and related easements rights-of-way.

Dated this 28th day of April, 2016.  
[Signature]  
City of Huntsville City Engineer

**TEXAS GRAND RANCH APPROVED VARIANCE'S DATED MAY 15, 2014:**

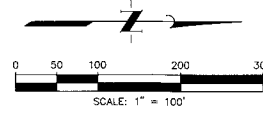
- VARIANCE WAS GRANTED TO ALLOW FOR A NEW PUBLIC WATER SUPPLY SYSTEM TO BE CREATED AND CONSTRUCTED WITH AN EXPIRATION DATE FIVE (5) YEARS (MAY 15, 2019). BEFORE THE EXPIRATION DATE, THE DEVELOPER DOES HAVE THE OPPORTUNITY TO RESUBMIT APPLICATION FOR AN EXTENSION TO THIS REQUEST.
- THE VARIANCE WAS GRANTED TO ALLOW THE INSTALLATION OF FIRE HYDRANT WITHIN 1,000' OF ALL PORTIONS OF BUILDING SITES
- VARIANCE WAS APPROVED ALLOWING A 22' PAVEMENT WIDTH AND 2' SHOULDERS ON ALL STREETS. THE RIGHT-OF-WAY WIDTH REMAINS THE REQUIRED 60'.
- VARIANCE WAS APPROVED FOR 3 (AND POSSIBLY ONE MORE IF BALL ROAD IS NOT OPEN) PROPOSED CUL-DE-SAC STREET LENGTHS THAT EXCEED 1,000 IN LENGTH.
- VARIANCE WAS APPROVED TO ALLOW FOR INDIVIDUAL OSSF SYSTEM TO SERVICE EACH LOT.
- VARIANCE GRANTED TO NOT REQUIRE THE INSTALLATION OF STREET LIGHTS PER CODE.
- VARIANCE WAS GRANTED TO ALLOW LOTS TO EXCEED THE DEPTH TO WIDTH RATIO.
- VARIANCE GRANTED TO ALLOW FOR THE STAFF LENGTH OF THOSE LOTS TO EXCEED THE MAXIMUM OF 200'.

**OWNER:**  
PATTEN SALES & MARKETING, LLC  
110 SOUTH AVE. SUITE 404  
NAPLES, FL. 34102

**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 • Brenham • Bryan • Dallas • Houston • Rosenberg • San Antonio • The Woodlands

**FINAL PLAT  
OF  
TEXAS GRAND RANCH SECTION 3A**

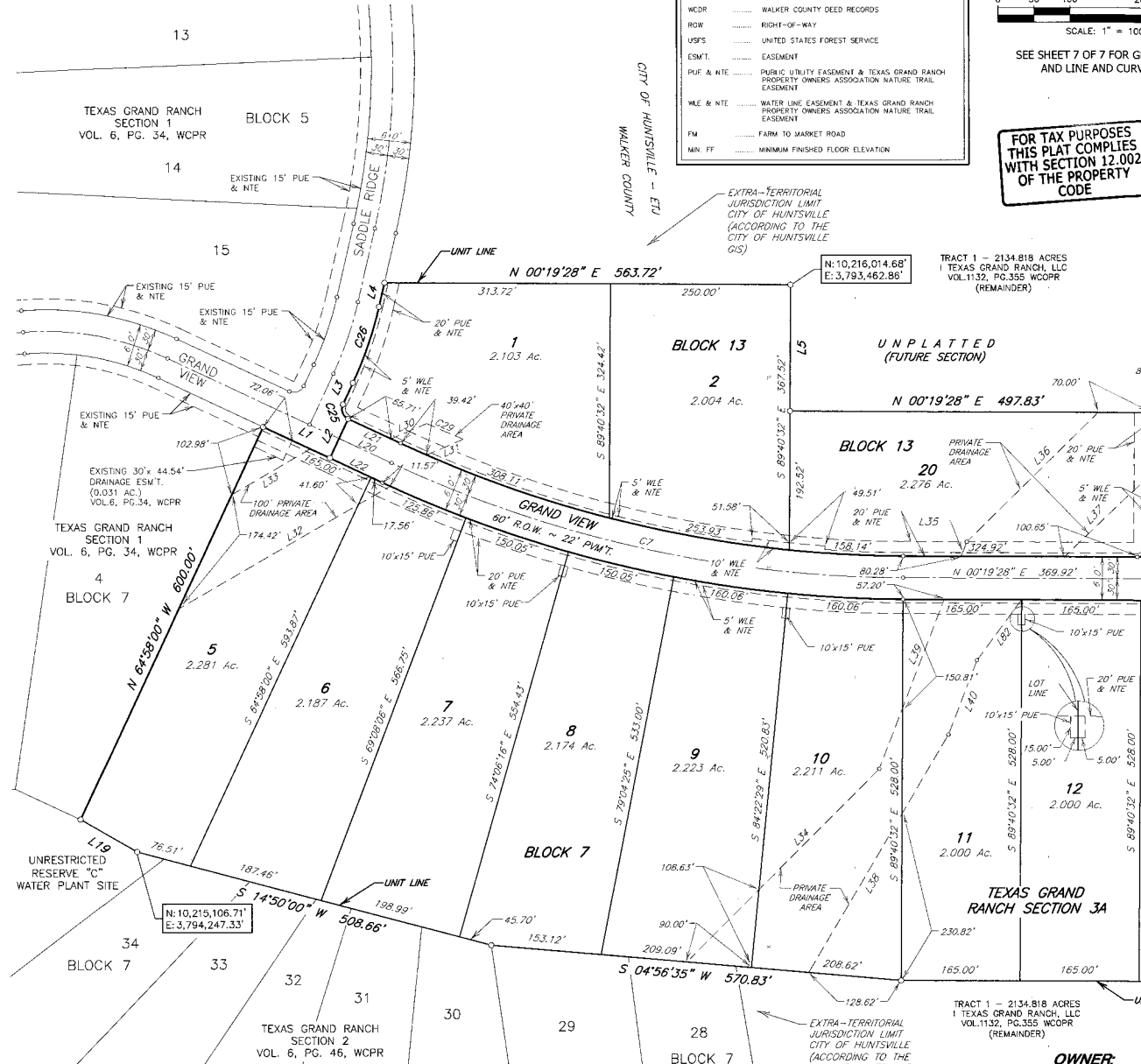
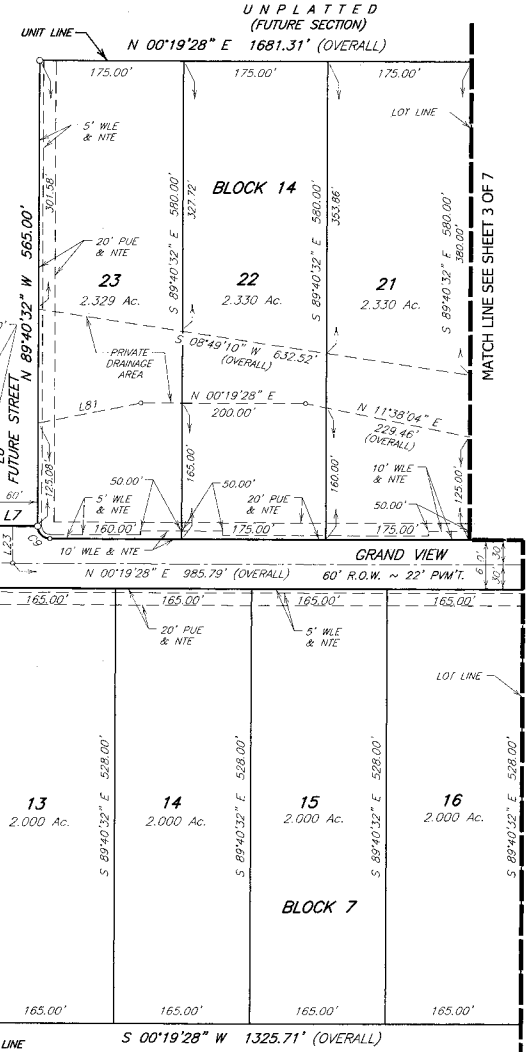
BEING A 180.757 ACRE TRACT OF LAND; BEING A PORTION OF THAT CERTAIN 2134.818 ACRES "TRACT 1" DESCRIBED IN INSTRUMENT TO 1 TEXAS GRAND RANCH, LLC RECORDED IN VOLUME 1132, PAGE 355 OF THE WALKER COUNTY OFFICIAL PUBLIC RECORDS, SITUATED IN THE D. HANAZKEE SURVEY, A-254 AND THE H. APPLEWHITE SURVEY, A-57 AND T. GILLESPIE SURVEY, A-214 AND THE J. JORDAN SURVEY, A-28 IN WALKER COUNTY, TEXAS.



SEE SHEET 7 OF 7 FOR GENERAL NOTES AND LINE AND CURVE TABLES

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 FOREST 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

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



13  
TEXAS GRAND RANCH SECTION 1 VOL. 6, PG. 34, WCPR  
BLOCK 5

14  
EXISTING 15' PUE & NTE

15  
EXISTING 15' PUE & NTE

EXISTING 15' PUE & NTE

EXISTING 30'x44.54' DRAINAGE ESMT. (0.031 AC.) VOL.6, PG.34, WCPR

TEXAS GRAND RANCH SECTION 1 VOL. 6, PG. 34, WCPR  
BLOCK 7

4  
BLOCK 7

5  
2.281 Ac.

6  
2.187 Ac.

7  
2.237 Ac.

8  
2.174 Ac.

9  
2.223 Ac.

1  
2.103 Ac.

2  
2.004 Ac.

20  
2.276 Ac.

10  
2.211 Ac.

11  
2.000 Ac.

12  
2.000 Ac.

13  
2.000 Ac.

14  
2.000 Ac.

15  
2.000 Ac.

16  
2.000 Ac.

TRACT 1 - 2134.818 ACRES  
1 TEXAS GRAND RANCH, LLC  
VOL.1132, PG.355 WCOPR  
(REMAINDER)

UNPLATTED (FUTURE SECTION)

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UNPLATTED (FUTURE SECTION)

**OWNER:**  
PATTEN SALES & MARKETING, LLC  
110 SOUTH AVE, SUITE 404  
NAPLES, FL 34102



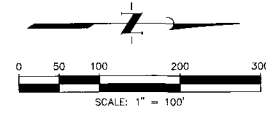
**JONES CARTER**  
Texas Board of Professional Land Surveying Registration No. 10046105  
Texas Board of Professional Engineers Registration No. F-439  
1000 Central Parkway North, Suite 100 • San Antonio, Texas 78232 • 210.494.5511  
Austin • Breham • Bryan • Dallas • Houston • Rosenberg • San Antonio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

DATE OF PRINT: 4/25/2016 **SHEET 2 OF 7**

**FINAL PLAT  
OF  
TEXAS GRAND RANCH SECTION 3A**

BEING A 180.757 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, SITUATED IN THE D. HANAUKEE SURVEY, A-254 AND THE H. APPELWHITE SURVEY, A-57 AND T. GILLESPIE SURVEY, A-214 AND THE J. JORDAN SURVEY, A-28 IN WALKER COUNTY, TEXAS.

SEE SHEET 7 OF 7 FOR GENERAL NOTES AND LINE AND CURVE TABLES



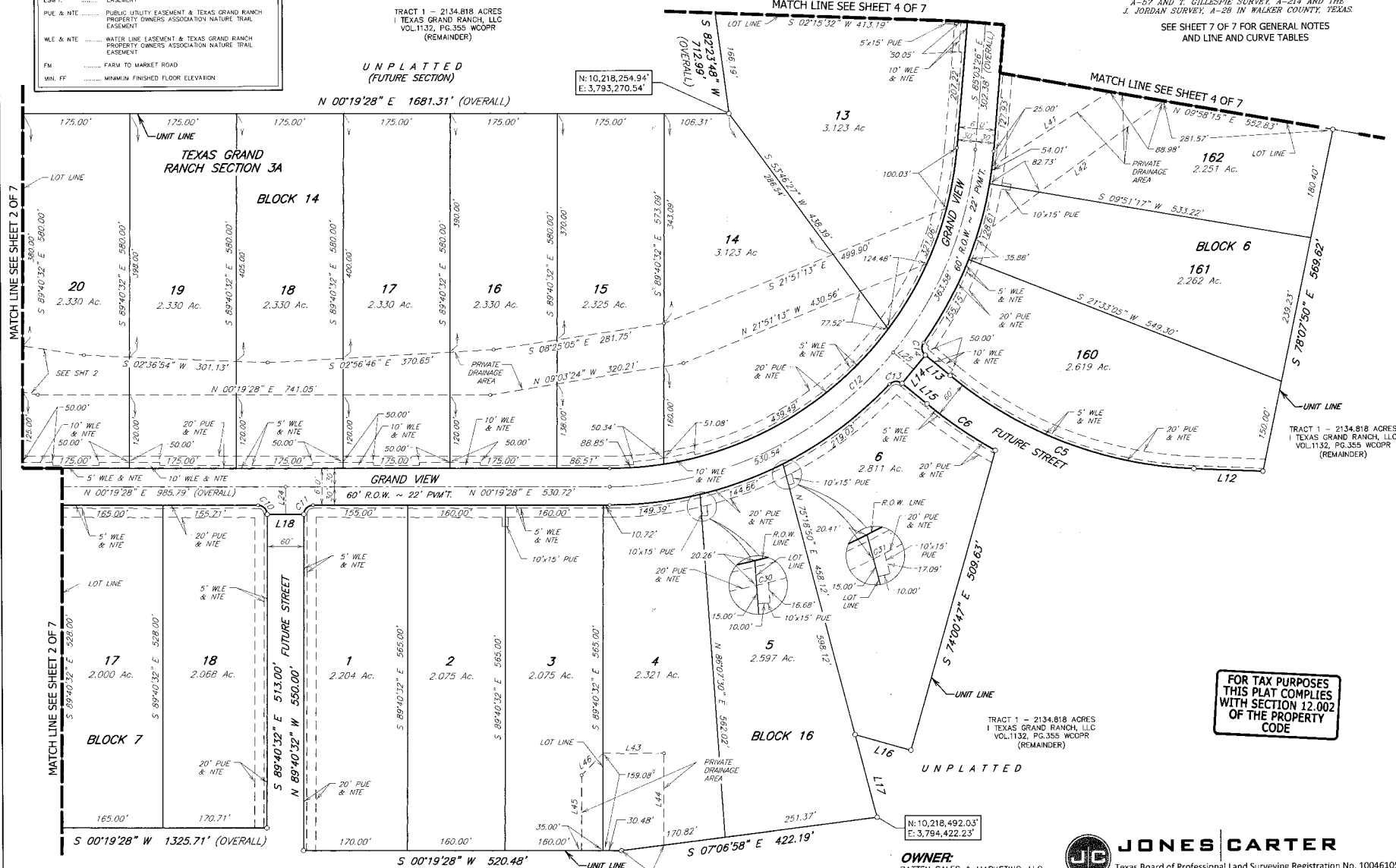
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TRACT 1 - 2134.818 ACRES  
1 TEXAS GRAND RANCH, LLC  
VOL.1132, PG.355 WCOPR  
(REMAINDER)

UNPLATTED  
(FUTURE SECTION)

N 00°19'28" E 1681.31' (OVERALL)

N:10,218,254.94  
E:3,793,270.54



TRACT 1 - 2134.818 ACRES  
1 TEXAS GRAND RANCH, LLC  
VOL.1132, PG.355 WCOPR  
(REMAINDER)

TRACT 1 - 2134.818 ACRES  
1 TEXAS GRAND RANCH, LLC  
VOL.1132, PG.355 WCOPR  
(REMAINDER)

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

N:10,218,492.03  
E:3,794,422.23

**OWNER:**  
PATTEN SALES & MARKETING, LLC  
110 SOUTH AVE, SUITE 404  
NAPLES, FL 34102



**JONES CARTER**

Texas Board of Professional Engineers Registration No. 10046105  
Texas Board of Professional Engineers Registration No. F-435  
1000 Central Parkway North, Suite 100 • San Antonio, Texas 78232 • 210.494.5511  
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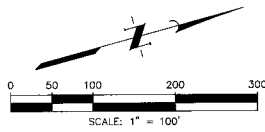
SHEET 3 OF 7

ABBREVIATIONS	
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TRACT 1 - 2134.818 ACRES  
 I TEXAS GRAND RANCH, LLC  
 VOL.1132, PG.355 WCOPR  
 (REMAINDER)

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SEE SHEET 7 OF 7 FOR GENERAL NOTES AND LINE AND CURVE TABLES

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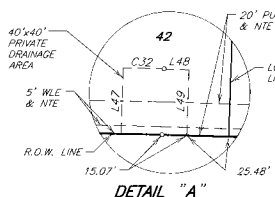
UNPLATTED  
 (FUTURE SECTION)

N 15°04'07" E 988.55'

N:10,219,795.74'  
 E:3,792,118.84'

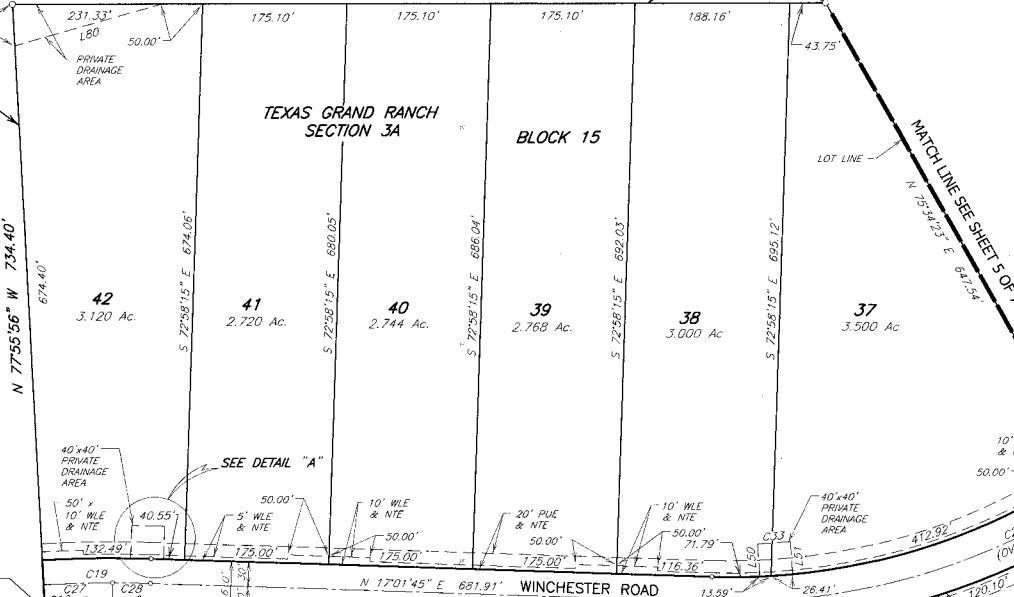
TRACT 1 - 2134.818 ACRES  
 I TEXAS GRAND RANCH, LLC  
 VOL.1132, PG.355 WCOPR  
 (REMAINDER)

UNPLATTED  
 (FUTURE SECTION)



TEXAS GRAND RANCH  
 SECTION 3A

BLOCK 15



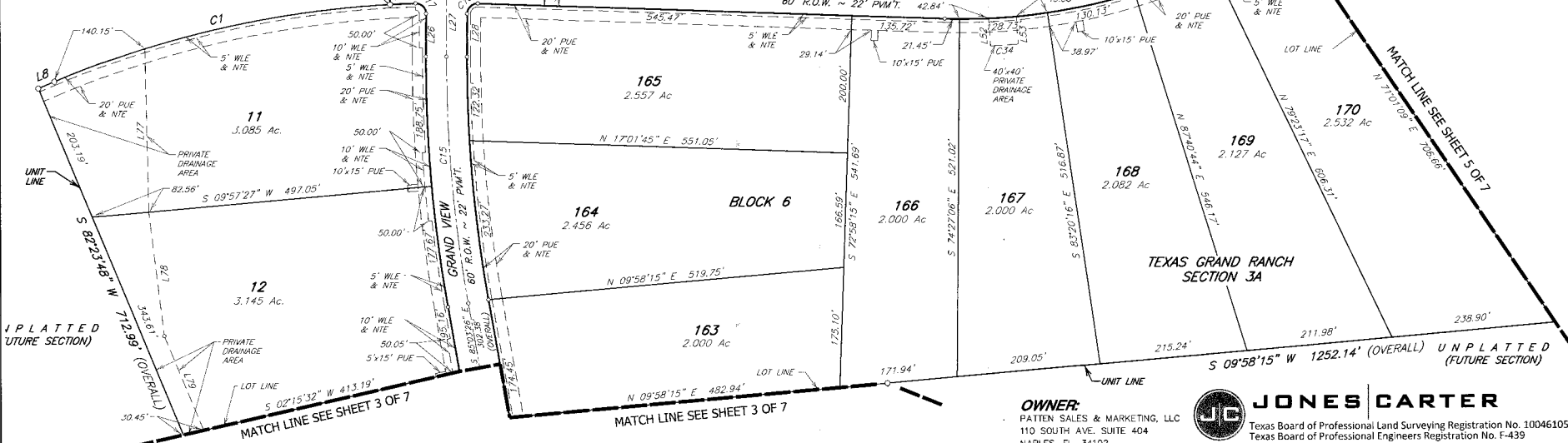
SEE DETAIL "A"

N:10,218,687.64'  
 E:3,792,580.01'

WINCHESTER ROAD  
 60' R.O.W. ~ 22' P.V.M.T.

BLOCK 6

TEXAS GRAND RANCH  
 SECTION 3A



**OWNER:**  
 PATTEN SALES & MARKETING, LLC  
 110 SOUTH AVE. SUITE 404  
 NAPLES, FL. 34102



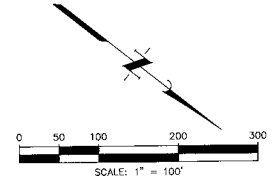
**JONES CARTER**  
 Texas Board of Professional Land Surveying Registration No. 10046105  
 Texas Board of Professional Engineers Registration No. F-439  
 1000 Central Parkway North, Suite 100 • San Antonio, Texas 78232 • 210.494.5511  
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DATE OF PRINT: 4/25/2016 SHEET 4 OF 7

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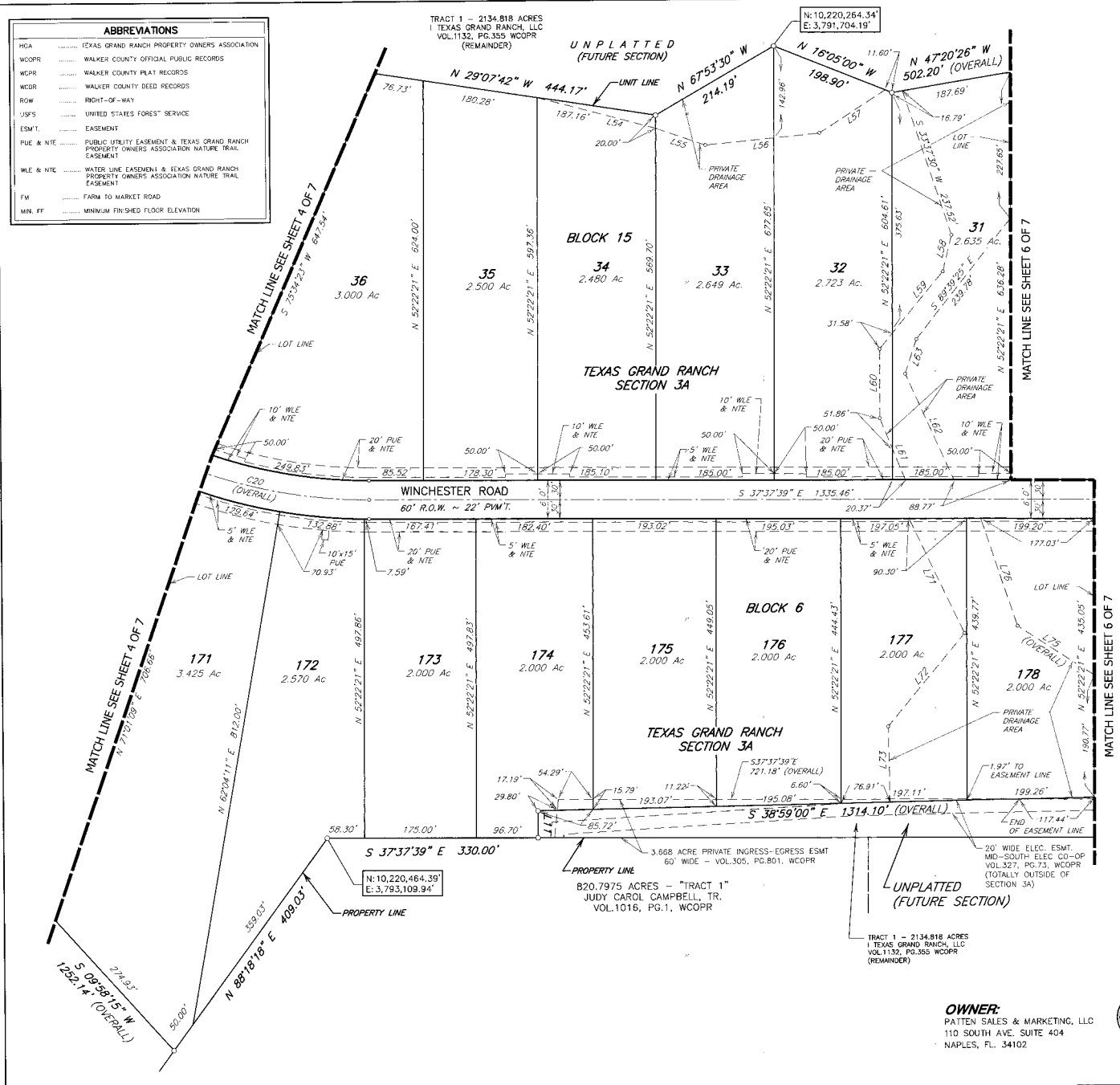
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SEE SHEET 7 OF 7 FOR GENERAL NOTES  
AND LINE AND CURVE TABLES

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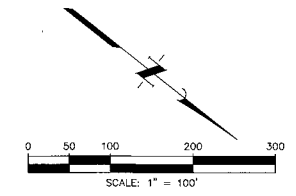


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DATE OF PRINT: 4/25/2016 **SHEET 6 OF 7**

# FINAL PLAT OF TEXAS GRAND RANCH SECTION 3A

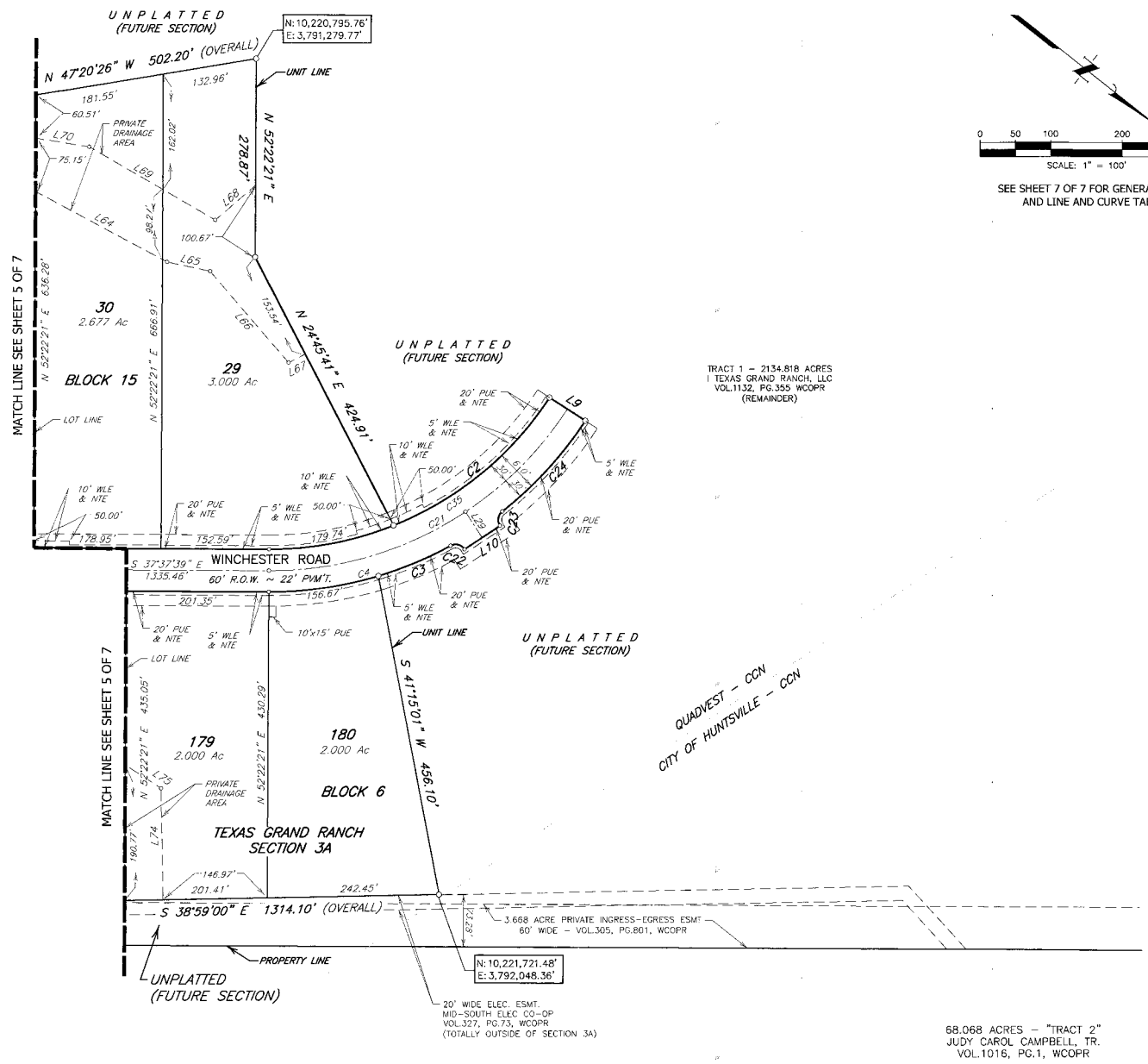
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SEE SHEET 7 OF 7 FOR GENERAL NOTES  
AND LINE AND CURVE TABLES

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**FOR TAX PURPOSES  
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TRACT 1 - 2134.818 ACRES  
1 TEXAS GRAND RANCH, LLC  
VOL.1132, PG.355 WCOPR  
(REMAINDER)

68.068 ACRES - "TRACT 2"  
JUDY CAROL CAMPBELL, TR.  
VOL.1016, PG.1, WCOPR

**OWNER:**  
PATTEN SALES & MARKETING, LLC  
110 SOUTH AVE. SUITE 404  
NAPLES, FL 34102



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DATE OF PRINT: 4/25/2016 **SHEET 6 OF 7**

**FINAL PLAT  
OF  
TEXAS GRAND RANCH SECTION 3A**

BEING A 180.757 ACRES TRACT OF LAND, BEING A PORTION OF THAT CERTAIN 2154.818 ACRE "TRACT 1" DESCRIBED IN INSTRUMENT 1 TEXAS GRAND RANCH, LLC RECORDED IN VOLUME 1136, PAGE 305 OF THE WALKER COUNTY OFFICIAL PUBLIC RECORDS, SITUATED IN THE D. HANAZKEE SURVEY, A-254 AND THE H. APPLEWHITE SURVEY, A-57 AND T. GILLESPIE SURVEY, A-214 AND THE J. JORDAN SURVEY, A-20 IN WALKER COUNTY, TEXAS.

**GENERAL NOTES:**

1. THE BEARINGS, DISTANCES, AREAS AND COORDINATES 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. DISTANCES, SHOWN HEREON, ARE U.S. SURVEY FEET IN "GRID" UNITS AND MAY BE CONVERTED TO "SURFACE" FEET BY A COMBINED SCALE FACTOR OF 1.00012.

BASE STATIONS USED:

PID	DESIGNATION	LATITUDE	LONGITUDE	DISTANCE(m)
DH3604	TKCN CORNICE CORRS ARP	N030526.205	W0952628.336	70327.1
DH3603	COBK HOLLISTON & COOP CORRS ARP	N0300223.040	W0951105.268	72127.7
DH3608	THYE HEMPSTEAD CORRS ARP	N0300556.472	W0960338.544	72350.6

2. THE GRAPHIC LOCATION OF THE SUBJECT TRACT SUPERIMPOSED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48471C050000, EFFECTIVE DATE AUGUST 15, 2011, INDICATES THAT NO 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.

**GENERAL NOTES:**

**FEMA AND DRAINAGE NOTES**

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.

5. THE MAPLE BRANCH TRIBUTARY IS LOCATED ALONG THE WEST BOUNDARY OF SECTION 3A WITHIN THE LIMITS OF THIS SECTION. MAPLE BRANCH IS NOT A REGULATED (100 YEAR) FEMA FLOODPLAIN. IN ADDITION, AN IMPACT ANALYSIS FOR THE TEXAS GRAND RANCH SUBDIVISION WAS PERFORMED BY JONES | CARTER, (DATED JANUARY 29, 2015) AND WAS SUBMITTED AND APPROVED BY CITY OF HUNTSVILLE. IT WAS CONCLUDED THAT THE MAPLE BRANCH WATER SURFACE ELEVATION DIFFERENTIAL BETWEEN EXISTING AND POST DEVELOPMENT CONDITIONS WILL BE NEGLIGIBLE, BECAUSE OF THE INSIGNIFICANT AMOUNT OF PROPOSED IMPERVIOUS COVER. THEREFORE NO DETENTION IS REQUIRED FOR SECTION 3A. REFERENCE THE STORM WATER MANAGEMENT REPORT (DATED MARCH 30, 2016) SUBMITTED TO THE CITY ENGINEERING DEPARTMENT.

**PUBLIC EASEMENT NOTES**

4. ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH CAPPED 1/2"-DIAMETER IRON RODS (OR OTHER STABLE MATERIAL).

16. ALL PUBLIC "EASEMENTS" AND/OR "AREAS" DENOTED ON THE PLAT ARE DEDICATED TO BE USED BY THE PUBLIC FOREVER. ANY PUBLIC UTILITY, INCLUDING CITY OF HUNTSVILLE, 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 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 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.

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

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

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. 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.

18. ALL 10' x 15' PUE'S ARE CENTERED ON SIDE LOT LINES, UNLESS SHOWN OTHERWISE.

7. ALL LOT SETBACKS SHALL BE ACCORDING TO THE CITY OF HUNTSVILLE STANDARDS PER TABLE 5-1 OF THE DEVELOPMENT CODE, AND WHERE MINIMUM FRONT SETBACKS ARE 25 FOOT, MINIMUM SIDE SETBACKS ARE 10 FOOT, AND MINIMUM REAR SETBACKS ARE 10 FOOT.

**SANITARY SEWER SERVICE**

8. 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**

9. FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF EIGHT(8) INCHES ABOVE FINISHED ADJACENT GRADE.

10. THE LANDOWNER IS PROHIBITED FROM CONSTRUCTING ANY IMPROVEMENTS WITHIN ANY "PRIVATE DRAINAGE AREA" ON THIS PLAT. LANDOWNER MAY CLEAR UNDERBRUSH AND ESTABLISH FOOT TRAILS WITHIN THESE "PRIVATE DRAINAGE AREAS" BUT NO VERTICAL IMPROVEMENT / DEVELOPMENT IS ALLOWED. FENCING IS ALLOWED ALONG THE PROPERTY LINES LOCATED WITHIN THESE "PRIVATE DRAINAGE AREAS" BUT IS LIMITED TO A FOUR(4) STRAND WIRE FENCE WITH PROVISIONS NOT TO IMPEDE THE FLOW OF STORM WATER WITHIN THE "PRIVATE DRAINAGE AREAS".

11. "PRIVATE DRAINAGE AREA" SHALL BE MAINTAINED BY LOT OWNERS AND/OR HOME OWNERS ASSOCIATION AND SHALL NOT BE MAINTAINED BY THE CITY OF HUNTSVILLE OR WALKER COUNTY.

12. THE NATURAL DRAINAGE CHANNELS (WHETHER OR NOT THEY ARE WITHIN A DEDICATED "DRAINAGE AREA") 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 40 FEET OF THE CENTERLINE OF THE NATURAL LOW. 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 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 PRIVATE 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 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 CITY OF HUNTSVILLE FOR DEVELOPMENT DO NOT ACT AS A WAIVER OR VARIANCE OF THE LOT OWNER'S RESPONSIBILITY.

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 CITY OF HUNTSVILLE ENGINEER FOR APPROVAL AND MUST COMPLY WITH ALL CURRENT LOCAL, STATE, AND FEDERAL REGULATIONS INCLUDING THE CITY OF HUNTSVILLE SUBDIVISION REGULATIONS.


LINE TABLE

LINE	BEARING	DISTANCE
L1	N 25°22'00" E	102.14
L2	N 64°58'00" W	80.00
L3	N 64°58'00" W	175.00
L4	N 7°02'00" W	33.99
L5	S 86°40'30" E	185.00
L6	S 86°40'30" E	175.00
L7	N 0°19'30" E	60.00
L8	N 0°19'30" E	24.41
L9	N 24°44'30" E	60.00
L10	S 71°14'30" E	60.00
L11	S 5°22'11" E	42.79
L12	S 62°33'41" W	113.20
L13	N 39°39'41" E	32.96
L14	N 80°02'11" W	60.00
L15	S 38°39'41" W	32.96
L16	N 15°09'13" E	175.00
L17	N 25°12'30" E	140.00
L18	S 0°19'30" E	60.00
L19	N 25°02'00" E	80.42
L20	S 25°02'00" E	80.42
L21	N 25°02'00" E	80.42
L22	N 25°02'00" E	80.42
L23	N 89°40'30" E	45.00
L24	S 89°40'30" E	45.00
L25	N 89°40'30" E	43.43
L26	S 42°42'24" E	62.50
L27	S 14°24'24" E	182.70
L28	S 14°24'24" E	62.50
L29	S 18°10'10" W	43.74
L30	S 17°09'14" W	65.00
L31	N 81°08'14" W	55.49
L32	S 29°59'06" E	338.69
L33	N 29°59'06" E	230.00
L34	N 42°00'38" W	377.91
L35	N 67°44'56" W	21.36
L36	N 42°00'38" W	258.69
L37	S 43°42'21" E	161.00
L38	S 29°59'06" E	38.49
L39	N 88°54'14" W	231.53
L40	S 88°54'14" W	116.00
L41	N 29°09'52" E	227.84
L42	S 36°02'33" E	360.51
L43	S 00°19'28" W	100.00
L44	N 88°40'30" W	123.37
L45	N 88°40'30" W	50.00
L46	S 42°12'55" E	40.01
L47	S 17°01'45" W	15.07
L48	N 17°01'45" W	15.07
L49	N 75°02'11" E	40.01
L50	S 78°42'21" E	40.01
L51	N 78°42'21" E	40.01
L52	N 78°42'21" E	40.01
L53	N 78°42'21" E	40.01
L54	S 23°11'08" E	181.74
L55	S 18°04'43" E	62.84
L56	S 43°38'31" E	179.40
L57	S 20°34'16" E	122.59
L58	S 60°17'34" E	26.84
L59	N 88°20'10" W	158.43
L60	S 88°20'10" W	107.55
L61	S 29°41'21" W	104.69
L62	N 27°44'14" E	162.41
L63	N 70°10'51" E	58.81
L64	S 09°54'56" E	209.85
L65	S 25°48'25" E	82.79
L66	S 11°24'26" W	169.54
L67	S 65°14'12" E	26.37
L68	N 28°24'36" W	24.72
L69	N 07°02'11" W	205.53
L70	N 28°56'14" W	25.84
L71	S 29°41'21" W	148.59
L72	N 88°13'51" W	189.59
L73	S 21°01'00" E	118.14
L74	N 51°01'00" E	152.09
L75	N 05°00'00" W	202.24
L76	N 33°34'37" E	176.88
L77	N 78°13'55" W	237.28
L78	N 82°03'15" W	181.72
L79	S 82°23'46" W	148.03
L80	N 00°18'00" W	165.66
L81	N 10°36'54" W	127.48
L82	S 53°19'47" E	104.48

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	1470.00'	504.89'	502.21'	S 02°13'56" W	15°40'16"	254.85'
C2	410.00'	288.72'	284.25'	S 72°08'54" E	35°12'08"	148.10'
C3	532.12'	114.47'	110.26'	S 60°33'13" E	11°53'43"	55.44'
C4	530.00'	267.18'	264.56'	S 52°04'09" E	28°52'01"	136.49'
C5	670.00'	433.65'	426.28'	N 21°08'49" E	17°02'55"	224.89'
C6	730.00'	134.89'	134.70'	S 34°22'06" W	10°15'13"	67.84'
C7	1700.00'	733.15'	727.46'	S 12°40'24" W	24°56'20"	372.25'
C8	15.00'	23.56'	23.91'	S 44°40'30" E	90°00'00"	15.00'
C9	15.00'	23.56'	23.91'	S 45°18'28" W	90°00'00"	15.00'
C10	15.00'	23.56'	23.91'	S 45°19'38" W	90°00'00"	15.00'
C11	15.00'	23.56'	23.91'	S 44°44'10" E	90°00'00"	15.00'
C12	600.00'	694.11'	811.65'	S 42°21'59" E	85°22'54"	553.49'
C13	15.00'	23.51'	20.46'	S 03°20'11" E	85°59'59"	13.99'
C14	15.00'	23.51'	20.46'	N 82°30'47" E	85°59'59"	13.99'
C15	2000.00'	361.01'	360.52'	S 29°53'10" E	10°20'16"	181.00'
C16	1470.00'	733.07'	717.09'	S 12°49'04" W	15°46'16"	372.25'
C17	15.00'	24.03'	21.54'	S 50°23'56" W	91°46'20"	16.47'
C18	15.00'	24.00'	21.51'	S 39°50'34" E	91°44'58"	16.45'
C19	1500.00'	129.89'	129.85'	S 14°38'54" W	45°24'41"	64.99'
C20	800.00'	783.13'	734.54'	S 10°17'57" E	34°39'24"	413.41'
C21	300.00'	498.41'	493.03'	S 86°11'04" E	57°00'00"	272.12'
C22	15.00'	22.15'	20.32'	S 23°55'45" E	85°15'50"	13.81'
C23	15.00'	22.15'	20.32'	N 61°21'04" E	85°15'50"	13.81'
C24	530.00'	173.51'	172.74'	S 85°21'45" E	10°45'08"	62.54'
C25	15.00'	13.58'	11.21'	N 70°02'00" E	90°00'00"	15.00'
C26	530.00'	111.82'	111.41'	N 71°00'00"	12°04'00"	36.02'
C27	1500.00'	84.23'	84.22'	S 13°40'30" W	31°16'11"	44.11'
C28	1500.00'	45.66'	45.66'	S 16°09'26" W	144°15'	22.83'
C29	1630.00'	55.27'	55.20'	S 24°18'56" W	156°38'	27.61'
C30	650.00'	10.14'	10.14'	S 11°26'00" E	0°53'58"	5.07'
C31	650.00'	10.25'	10.25'	S 26°30'09" E	0°54'02"	5.11'
C32	1570.00'	24.51'	24.51'	S 16°34'27" W	0°54'04"	12.42'
C33	730.00'	40.01'	40.00'	S 11°12'17" W	35°24'	20.01'
C34	870.00'	40.00'	40.00'	N 11°12'17" E	35°24'	20.01'
C35	470.00'	468.51'	449.35'	S 66°11'04" E	57°06'50"	252.70'

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


**JONES & CARTER**  
 OWNER:  
 PATTEN SALES & MARKETING, LLC  
 110 SOUTH AVE. SUITE 404  
 NAPLES, FL 34102  
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 Austin • Breanban • Bay • Dallas • Houston • Rosenberg • San Antonio • The Woodlands  
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