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 ITEMS GRAND RANCH LLC subdivision in (ETJ of the City of Huntsville) Walker County, Iesus, and whose name is subscribed hereto, do hereby dedicate to the use of the public forever all streets, porks, water courses, drains, eosements, drainage areas and public places shown thereog for the purpose and consideration therein expressing.

Signature House

RENEE HOWES
Printed Name

AUTHORIZED AGENT

NOTARY PUBLIC ACKNOWLEDGMENT

STATE OF TEXAS ALVER
COUNTY OF the undersigned authority on this day personally appeared RENEE

Hours instrument, and advanwedged 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 29 day of June, 2016.

Notary Public, County of WALKER , State of TEXAS

Notary Signature: Debra ann Burkhaster

Printed Name: Debra Ann Burkhatter

My Commission Expires: September 14, a019



FOR TAX PURPOSES THIS PLAT COMPLIES WITH SECTION 12.002

OF THE PROPERTY

CERTIFICATION BY THE SURVEYOR

STATE OF TEXAS COUNTY OF BEXAR

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



Min A. Romans, R.P.L.S.

Michael A. Romans, R.P.L.S. Register Professional Land Surveyo Texas Registration No. 4657 Jones | Carter

CERTIFICATION BY THE ENGINEER

STATE OF TEXAS COUNTY OF BEXAR.

I, <u>Mark S. Brown, P.E.</u>, Registered Professional Engineer No. <u>57071</u> in the State of Texas, hereby certify that proper engineering consideration has been given this plot regarding design, construction and layout of <u>public</u> improvements.



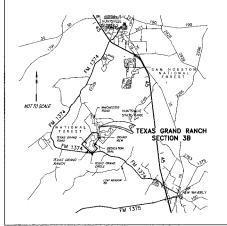
Mark S. Brown, P.E.
Register Professional Engineer
Texas Registration No. 57071
Jones I Carter

6.20.16

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 (S) YEARS (MAY 15, 2019), BEFORE THE EXPIRATION DATE. THE DEVELOPER DOES HAVE
 THE OPPORTUNITY TO RESUMENT APPLICATION FOR AN EXTENSION TO THIS REQUEST.
- 2. 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'.
- 4. VARIANCE WAS APPROVED FOR 3 (AND POSSIBLY ONE MORE IF BALL ROAD IS NOT OPEN) PROPOSED CUL-SE-SAC STREET LENGTHS THAT EXCEED 1,000' IN LENGTH.

 VARIANCE WAS APPROVED TO ALLOW FOR INDIVIDUAL OSSE SYSTEM TO SERVICE FACH LOT
- VARIANCE WAS APPROVED TO ALLOW FOR INDIVIDUAL OSSE SYSTEM TO SERVICE EACH LOVARIANCE GRANTED TO NOT REQUIRE THE INSTALLATION OF STREET LIGHTS PER CODE.
- 7. VARIANCE WAS GRANTED TO ALLOW LOTS TO EXCEED THE DEPTH TO WIDTH RATIO.
- 8. VARIANCE GRANTED TO ALLOW FOR THE STAFF LENGTH OF THOSE LOTS TO EXCEED THE MAXIMUM OF 2001



LOCATION MAP

UNIT LINE SHEET 4 OF SCALE: 1" = 1000" PROPERTY UNIT LINE SEÇŤION 3Á FUTURE SECTION SHÈET 3 OF 6 SHEET 5 OF 6 FUTURE SECTION - UNIT LINE SECTION 34 UNIT LINE SHEET 2 OF 6 -SECTION SECTION 1 SHEET INDEX

SEE SHEET 6 OF 6 FOR GENERAL NOTES AND LINE AND CURVE TABLES

OWNER:

I TEXAS GRAND RANCH LLC 110 SOUTH AVE. SUITE 404 NAPLES, FL. 34102

FINAL PLAT OF

TOTAL NUMBER
RESIDENTIAL LOTS: 135

TEXAS GRAND RANCH SECTION 3B

BEING A 371.882 ACRE TRACT OF LAND; BEING A PORTION OF THAT CERTAIN 2194.818 ACRE "TRACT I" DESCRIBED IN NOSTRUMENT TO I TEXAS GRAND RANCH LLC RECORDED IN VOLUME 1132, PAGE 355 OF THE MALKER COUNTY OFFICIAL PUBLIC RECORDS, STUTATED IN THE D. HANAZKEE SURVEY, A-254 AND THE H. APPLEWRITE SURVEY, A-57 AND T. GILESPIE SURVEY, A-214 AND THE J. JORDAN SURVEY, A-28 IN WALKER COUNTY, TEXAS.

APPROVAL OF THE PLANNING COMMISSION

This plot 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 307N day of JUNE Zo

Chairperson of the Commission, City of Huntsville

CERTIFICATION BY THE COUNTY CLERK

By: Maun Gladden
Deputy

CERTIFICATION BY THE CITY PLANNING OFFICER

I, the undersigned, Planning Officer of City of Huntsville, Texas, certify that the plot conforms to the City Comprehensive Plan, and all applicable design criteria and standards of the City of Huntsville, Texas.

Dated this 50th day of Jone 2016.

CERTIFICATION BY THE CITY ENGINEER

STATE OF TEXAS COUNTY OF WALKER.

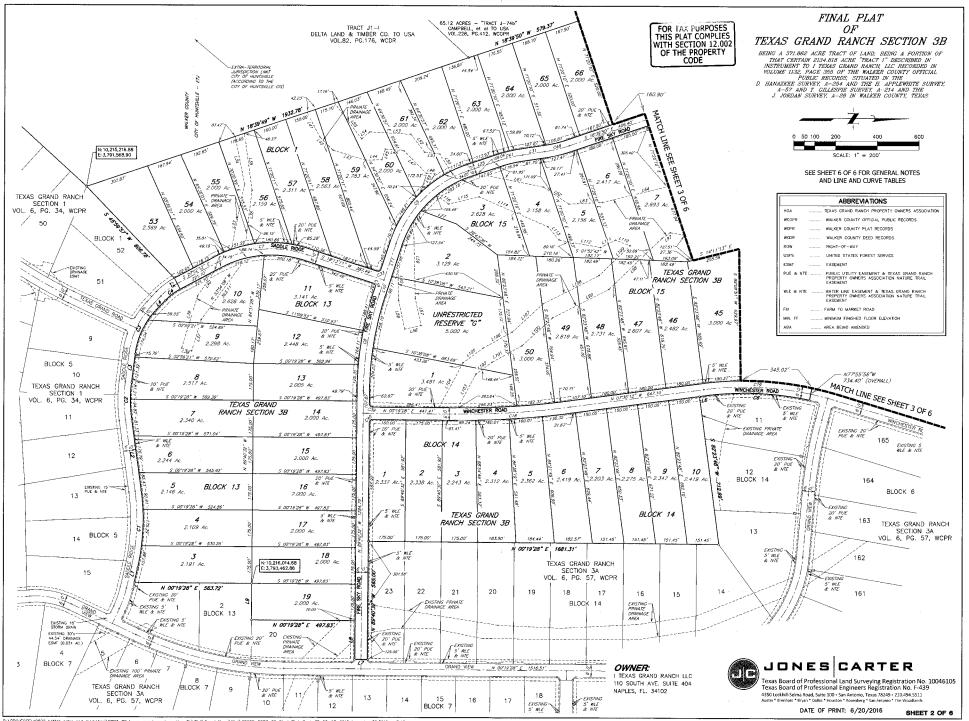
I, the undersigned, City Engineer of Huntsville, Texas, hereby certify that the proper engineering consideration has been given to this plot regarding the design and construction of public improvements and related essements rights—of—way.

Doted this 30 th Jane 2016.



Texas Board of Professional Land Surveying Registration No. 10046105 Texas Board of Professional Engineers Registration No. F-439 450 Lockillé Jean Roud, Suite 100 - San Antonio, Texas 78:249 - 210.494.5511 Austin - Brenham - Bryan - Dallar - Houston - Hospitchery - San Antonio - The Woodlands

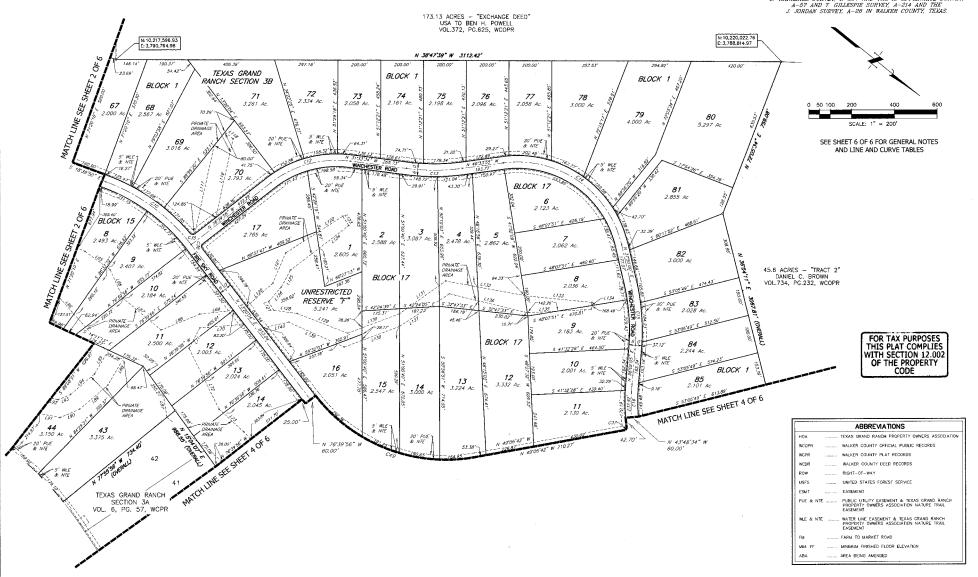
DATE OF PRINT: 6/20/2016 SHEET 1 OF 6



FINAL PLAT OF

TEXAS GRAND RANCH SECTION 3B BEING A 371.862 ACRE TRACT OF LAND. BEING A PORTION OF

THAT CERTAIN 2194 818 ACRE "TRACT I" DESCRIBED IN INSTRUMENT TO 1 TEXAS GRAND RANCH LLC RECORDED IN WOLUME 1132, PAGE 355 OF THE WALKER COUNTY OFFICIAL PUBLIC RECORDS, STUTATED IN THE PLANT OF THE APPLEMENT SURVEY, A-27 AND THE A-264 AND THIS IL APPLEMENT SURVEY, A-214 AND THE A. J. JORNAN SURVEY, A-280 IN MALKER COUNTY, TEXAS.



OWNER:

I TEXAS GRAND RANCH LLC 110 SOUTH AVE. SUITE 404 NAPLES, FL. 34102

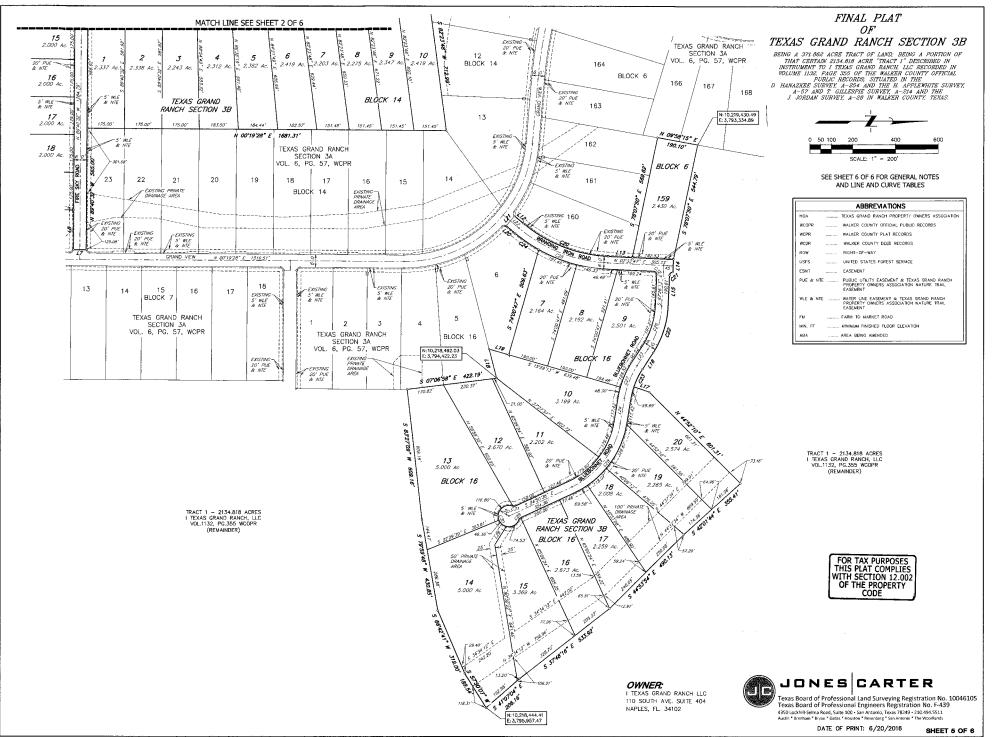
JONES CARTER

Texas Board of Professional Land Surveying Registration No. 10046105 Texas Board of Professional Engineers Registration No. F-439 450 Lockhill-Seima Road, Suite 100 - San Antonio, Texas 78249 - 210.494-5511 Austin * Brenham Bryan * Dallas * Houston * Rosenberg * San Antonio * The Woodlands

DATE OF PRINT: 6/20/2016 SHEET 3 OF 6

FINAL PLAT OFTEXAS GRAND RANCH SECTION 3B BEING A 371.862 ACRE TRACT OF LAND; BEING A PORTION OF BEING A 371.082 ACRE TRACT OF LAND. BEING A FORTION OF THAT CERTAIN 2194 BIG ACRE TRACT I DESCRIBED IN INSTRUMENT TO 1 TEXAS GRAND RANCH, LLC RECORDED IN VOLUME 132, PAGE 355 OF THE MAKER COLUMY OFFICIAL D. HANAZKEE SURIES, A 254 AND THE MAPPLEWHITE SURVEY, A-57 AND TO GILLSPIE SURVEY, A-24 AND THE J. JORDAN SURVEY, A-250 IN WALKER COUNTY, TEXAS. MATCH LINE SEE SHEET 3 OF 6 N 76*39'56" W MATCH LINE SEE SHEET 3 CH S N 43"48"34" W 60.00 86 2.214 Ac MATCH LINE SEE SHEET 3 OF 6 0 50 100 200 87 16 SCALE: 1' = 2002.678 Ac. 2 000 Ac SEE SHEET 6 OF 6 FOR GENERAL NOTES TEXAS GRAND **88** 2.371 Ac ä AND LINE AND CURVE TABLES RANCH SECTION 3B 45.6 ACRES - "TRACT 2" DANIEL C. BROWN VOL.734, PG.232, WCOPR 24 ABBREVIATIONS BLOCK 15 24 20' PUE 3.000 Ac. 89 BLOCK 1 TEXAS GRAND RANCH PROPERTY OWNERS ASSOCIATION BLOCK 15 22 2.419 Ac WCOPR WALKER COUNTY OFFICIAL PUBLIC PECOPDS 18 21 WALKER COUNTY PLAT RECORDS **25** 2.003 Ac. 90 PRIVATE -2.198 AC AREA WCDR WALKER COUNTY DEED RECORDS ROW RIGHT-OF-WAY USFS UNITED STATES FOREST SERVICE DRAINAGE AREA L142_-26 ESMT EASEMENT PRIVATE -DRAINAGE AREA 5 45'50'45" BLOCK 15 PUBLIC UTILITY EASEMENT & TEXAS GRAND RANCH PROPERTY OWNERS ASSOCIATION NATURE TRAIL EASEMENT 7745 91 N 47'20'26" W N 290742" W 2.255 Ac 48.50 WATER LINE EASEMENT & TEXAS GRAND RANCH PROPERTY OWNERS ASSOCIATION NATURE TRAIL EASEMENT 38 444.17 EXISTING -PRIVATE DRAINAGE AREA , FARM TO MARKET ROAD 92 MINIMUM FINISHED FLOOR ELEVATION 2.614 Ac AREA BEING AMENDED 37 UNRESTRICTED ONY OF HUNTSMILE CCN N: 10,221,951.77 E: 3,790,810.52 32'04'27" E 656.07' RESERVE "E" 34 36 35 33 32 TEXAS GRAND RANCH 137.73 30 SECTION 3A 6, PG. 57, WCPR FOR TAX PURPOSES VOL. 29 THIS PLAT COMPLIES BLOCK 15 WITH SECTION 12.002 OF THE PROPERTY FUTURE SECTION 5' WLE TEXAS GRAND RANCH EXISTING 5' WLE SECTION 3A 20' PUE & NTE VOL. 6, PG. 57, WCPR 170 171 175 176 174 172 UNRESTRICTED RESERVE "D" 179 178 3.668 ACRE INGRESS-EGRESS ESMT - 60' WIDE VOL.305, PG.801, WCOPR 180 EXISTING -PRIVATE DRAINAGE AREA BLOCK 6 BLOCK 6 -5' WLE N 3859'00" W 1314.10" N 36'54'11" E S 38'59'00" E 379.57 N 3737'39" W 602.04" 88.2 88.20 S 37'37'39" E 2504.55" -20' WIDE ELEC. ESMT. MID-SOUTH ELEC CO-OP VOL.327, PG.73, WCOPR -3.668 ACRE INGRESS-EGRESS ESMT - 60' WIDE VOL.305, PG.801, WCOPR UNRESTRICTED RESERVE "D" UNRESTRICTED RESERVE "D" (FUTURE ROAD/R.O.W.) ROAD/R.O.W.) 4.848 AC. 68.068 ACRES - "TRACT 2" JUDY CAROL CAMPBELL, TR. 820.7975 ACRES - "TRACT 1" JUDY CAROL CAMPBELL, TR. VOL.1016, PG.1, WCOPR VOL.1016, PG.1, WCOPR JONES CARTER OWNER: TEXAS GRAND RANCH LLC Texas Board of Professional Land Surveying Registration No. 10046105 Texas Board of Professional Engineers Registration No. F-439 110 SOUTH AVE. SUITE 404 NAPLES, FL. 34102 4350 Lockhill-Selma Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511 Austin * Brenham * Bryan * Callas * Houston * Rosenberg * San Antonio * The Woodlands DATE OF PRINT: 6/20/2016 SHEET 4 OF 6

P:\PROJECTS\s0822 patten sales and marketing\0007-00 texas grand ranch section 3b\Civil\Const Dwgs\Plot\\$0822-0007-00_Final_Plot_Sect_38_06-08-2016.dwg Jun 20,2016 - 3:15pm ks



| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE | TANGEN |
|-------|----------|------------|--------------|----------------|-------------|--------|
| CI | 1030.00' | 374.09 | 372.03' | S 87'26'17" E | 20'48'33" | 189.13 |
| C2 | 670.00' | 176.03' | 175.52 | N 89'41'02" E | 15'03'11" | 88.52" |
| C3 | 370.00 | 233.59 | 229.73 | S 64'42'12" E | 36'10'21" | 120.84 |
| C4 | 270.00" | 88.34 | 87.95 | S 37"14"37" E | 18'44'49" | 44.57 |
| Ç5 | 470.00' | 288.71 | 284.19 | N 77'08'36" W | 35'11'45" | 149.07 |
| C6 | 1470.00" | 504.69 | 502.21' | N 02'13'56" E | 19'40'16" | 254.85 |
| Ç7 | 550.00' | 442.43 | 430.60* | S 04'49'30" E | 46'05'23" | 233.97 |
| CB | 1500.00' | 468.50 | 466.60 | 5 80'43'40" E | 17'53'43" | 236.17 |
| C9 | 550.00" | 509.88' | 491.82" | S 45'13'19" E | 53'06'59" | 274.92 |
| C10 | 900.00" | 502.63 | 496.12 | S 02'39'53" E | 31'59'54" | 258.06 |
| C11 | 800.00 | 871.91' | 829.39' | 5 17'53'19" E | 62'26'46" | 484.94 |
| C12 | 500.00' | 393.62' | 383.54' | S 54'06'45" E | 45'06'22" | 207.65 |
| C13 | 1000.00' | 261.90' | 261.15" | S 39'03'45" E | 15'00'21" | 131.70 |
| C14 | 500.00 | 736.52' | 671.71' | S 04'21'57" F | 84"23"55" | 453.36 |
| C15 | 1000.00 | 317.67 | 316,34 | 5 46'56'03" W | 18'12'05" | 160.19 |
| C16 | 900.00" | 363.89 | 361.42' | S 44'27'06" W | 25'09'58" | 184.47 |
| C17 | 500.00 | 457.19" | 441.43 | S 59'03'50" W | 52'23'24" | 245.98 |
| C18 | 4000.00 | 553.46 | 553.02" | S 03'38'22" E | 7'55'40" | 277.17 |
| C19 | 1500.00 | 514.99 | 512.46' | S 02'13'56" W | 19'40'16" | 260.05 |
| C20 | 670.00' | 4.33.82" | 426.28 | \$ 21'06'45" W | 37'05'55" | 224.82 |
| C21 | 15.00" | 23.56 | 21.21' | N 42'26'13" W | 90'00'00" | 15.00 |
| C22 | 430.00' | 229.26' | 226.56 | N 72'09'46" W | 30'32'53" | 117.43 |
| C23 | 370.00' | 92.16 | 91.92" | N 64'01'28" W | 14'16'18" | 46.32 |
| C24 | 730.00' | 134.89 | 1,34,70' | N 34'22'06" E | 10'35'13* | 67.64 |
| C25 | 700.00' | 453.25 | 445.37 | S 21'06'45" W | 37'05'55" | 234.89 |
| C26 | 400.00' | 213.27' | 210.75 | N 72'09'46" W | 30'32'53" | 109.23 |
| C27 | 400.00' | 164 48' | 163.33' | N 68'40'08" W | 23'33'38" | 83.42 |
| C28 | 400.00' | 388.20' | 373.15 | N 52'38'47" W | 55'36'21" | 210.92 |
| C29 | 15.00' | 12.09' | 11.77' | N 47'56'13" W | 46'11'13" | 6.40 |
| C30 | 50.00' | 237.69 | 69.23" | N 65'09'24" E | 272'22'26" | 47.97 |
| C31 | 15.00 | 12.09' | 11.77' | S 01'45'00" E | 46'11'13" | 6.40 |
| C32 | 15.00 | 23.56' | 21.21' | 5 47'33'47" W | 90'00'00" | 15.00 |
| C33 | 15.00' | 23.56' | 21.21 | 5 26'46'49" F | 90'00'00" | 15.00 |
| C34 | 15.00 | 23.56 | 21.21' | S 63"13"11" W | 90'00'00" | 15.00 |
| C.35 | 15.00' | 22.85 | 20.70 | S 33'01'49" E | 87'16'14" | 14.30 |
| C36 | 15.00 | 23.56' | 21.21' | N 58'20'04" F | 90'00'00" | 15.00 |
| C37 | 14.00 | 21.34 | 19.33" | S 87"13"27" W | 87'19'42" | 13.36 |
| C38 | 14.00' | 21.34 | 19.33' | N '05'26'51" W | 87'19'42" | 13.36 |
| C39 | 15.00" | 23.56 | 21.21 | N 45'19'28" E | 90'00'00" | 15.00' |
| C40 | 15.00 | 23.56' | 21.21 | N 44"40"32" W | 90'00'00" | 15.00 |
| C41 | 700.00' | 122.17 | 122.02' | S 13'39'50" E | 10'00'00" | 61.24 |
| C42 | 580.00 | 100.50 | 100.38 | N 89*46'38" W | 9.55'41" | 50.38 |
| C43 | 530.00' | 100.60' | 100.45 | N 89"18"12" W | 10'52'33" | 50.45 |
| C44 | 330.00' | 127.40' | 126.61 | S 07'41'35" W | 22'07'09" | 64.50 |
| C45 | 270.00 | 265.68 | 255.09' | N 09'26'15" W | 56'22'48" | 144.71 |
| C46 | 15.00' | 22.32' | 20.32' | N 61'23'04" E | 85'15'50" | 13.81 |
| C47 | 530.00 | 72.91 | 72.85 | 5 79'55'28" E | 7'52'55" | 36.51 |
| C48 | 700.00 | 122.17' | 122.02' | S 13'39'50" E | 10'00'00" | 61.24 |
| C49 | 770.00 | 839.21 | 798.29 | S 17'53'19" F | 62'26'46" | 466.75 |
| C50 | 15.00 | 22.32 | 20.32 | N 23'52'45" W | 85'15'50" | 13.81 |
| C51 | 530.00' | 110.47 | 110.27' | N 80'32'24" W | 11'56'32" | 55.43 |

| | LINE TABLE | | | 1,415 \$400.5 | |
|------------|---|-------------------|-------|--------------------------------|--------------------|
| LINE | BEARING | DISTANCE | 181 | LINE TABLE S 65'36'49" E | 197.14" |
| LI | N 77'02'00" W | 70.40* | 182 | S 39'54'36" F | 180.89 |
| L2 | 5 82'09'26" W N 82'47'22" W N 45'37'01" W | 343.55 | 183 | S 55'14'40" F | 94.74' |
| 1.3 | N 82'47'22" W | 132.15 | 184 | S 24"34"42" W | 144.95 |
| 64 | N 45'37'01" W | 66.23 | 1.85 | | 157.98 |
| 1.5 | S 62'07'48" W | 60.00" | L86 | N 00'32'29" W | 330.53 |
| 46 | 5 0736'12" E | 25.43 | 1.87 | N 42'19'22" E | 109.04 |
| 4.7 | 5 00'19'28" W | 60.00' | L88 | S 81'28'39" W | 150.13" |
| LB | N 89°40'32" W N 89°40'32" W N 71°46'49" W | 185.00" | 189 | N 79"05"09" W | 172.69 |
| 19 | N 89'40'32" W | 175.00' | 190 | N 62'28'48" W | 99.56 |
| 110 | N 71'46'49" W | 70.64 | 1.91 | N 62'28'48" W N 27'52'43" W | 100.09 |
| L11 | N 71'46'49" W | 185.42' | 1.92 | S 27'52'43" E | 34.37" |
| L12 | N 39'39'43" E | 52.96' | 193 | S 62'28'48" E | 62.95 |
| 413 | N 02'33'47" F | 113.20' | 1.94 | 5 79'06'09" E | 147.32 |
| L14 | N 02'33'47" E S 87'26'13" E | 60.00 | 195 | N 81'28'39" E | 128.50 |
| L15 | S 87'26'13" E | 145.61" | 196 | N 81'28'39" E N 09'10'02" E | 389.59 |
| L16 | S 56'53'20" E | 90.52 | 197 | N 34"25'16" W | 46,59 |
| 117 | N 18'50'23" E | | | N 43'53'43" W | |
| L18 | 5 75'18'50" W | 26.23' | 198 | N 26'42'46" W | 355.23' |
| | | 140.00* | L99 | | 300.74 |
| L19 L20 | | 95.00' | L100 | N 42*19'14" W N 29'06'21" W | 199.53 |
| | | 52.96 | 1101 | N 29'06'21" W | 164.11 |
| L21 | N 50'20'17" W | 60.00' | L102 | N 36'02'22" W | 95.19' |
| L22 | N 39'39'43" E | 52.96 | L103 | N 62'01'07" W | 182.93 |
| L23 | S 56'53'20" E | 90.52' | L104 | S 62'01'07" E | 243.34 |
| L24 | S 80'26'57" E | 117.42 | 4105 | S 36"02"22" E S 29"06"21" E | 118.49 |
| L25 | N 18'39'50" W | 147.93 | L106 | S 29'06'21" E | 159.69" |
| L26 | N 71'46'49" W | 25.64 | L107 | S 42"19'14" E | 201,23' |
| L27 | N 20'21'17" E | 181.48* | L108 | S 26'42'46" E | 299.61 |
| 128 | S 58'00'54" E | 101.16* | L109 | S 43'53'43" E | 206.74 |
| L29 | N 04'44'28" W N 04'44'28" W S 08'39'50" E | 50.83 | L110 | N 20"10"02" F | 75.83 |
| 430 | N 04'44'28" W | 60.00' | L111 | N 26'32'48" W N 10'01'48" E | 79.07 |
| L31 | S 08'39'50" E | 107.87 | L112 | N 10°01'48" € | 201.68 |
| L32 | N 04'44'28" W | 50.00" | L113 | N 49"26"02" E | 83.88 |
| L33 L34 | S 78'35'06" F 1 | 318.44' | 2114 | N 23'18'52" E | 359.58 |
| L34 | N 78'43'17" E | 231.99' | L115 | N 13'32'54" W | 151.05 |
| 1.35 | S 82'15'49" W | 275.93' | 4116 | N 35'57'01" E | 71.07 |
| L36 | N 83'10'18" W | 263.66 | L117 | N 63"29"23" F | 421.76 |
| 137 | N 73'08'03" W | 157.27' | 1118 | 5 00'00'40" W | 49.48' |
| 130 | N 16'51'57" E | 50.00' | L119 | 5 63'29'23" W | 375.38' |
| 139 | S 73"08"03" E | 259.39' | L120 | S 80'11'54" E | 161.87 |
| 140 | S 55'46'67" [| 144.49 | L121 | N 74"16"07" E | 153.81' |
| L41 | S 62'10'35" W | 132.39' | L122 | S 71'34'49" F | 317.17' |
| L42 | | 90.31 | L123 | S 18'25'11" W | 51.67' |
| L43 | 5 16'56'07" W | 162.68' | L124 | N 76*17'42" W | 342.83" |
| 144 | S 01'52'41" E | 78.31 | L125 | S 79'25'23" W N 87'02'03" W | 89.43' |
| 1.45 | S 71'59'06" E | 53.80 | 1126 | N 87'02'01" W | 89.65 |
| L46 | S 05'14'53" W | 89.47' | 1127 | S 20'36'27" W | 46.49 |
| L47 | 5 44'51'33" W 5 03'22'30" W N 58'23'37" W | 153.32' | 1128 | S 31'02'34" E | 111.19 |
| L48 | 5 03'22'30" W | 40.76 | 1129 | S 1734'48' E | 253.59 |
| L49 | N 58'21'17" W | 73.06' | 1130 | S 59 25 07 E | 258.69 |
| 150 | N 57'43'24" E | 97.74 | L131 | S 74'02'28" E | 264.49 |
| L51 | N 06'38'42" E | 73.58 | L132 | S 28'35'49" E | 375.12 |
| 152 | N 52'26'29" E | 108.02 | 1133 | 5 33°18'11" E | 316.73 |
| 153 | N 52'26'29" E N 03'06'00" E | 107.16 | L134 | 5 56'41'49" W | |
| 154 | N 40'25'24" W | 197.16' 51.76' | L135 | 5 56 41 49 W N 41 47 25 W | 33.09° 299.55° |
| 155 | | 214.58 | L136 | N 41 47 25 W N 25'30'44" W | 289.55 |
| 156 | N 52'45'34" E S 88'30'25" W | 368,30 | L137 | N 25'30'44 W | 374.88' 278.54' |
| 157 | C 77566'44'4 W | | | | |
| 157 | N 12'03'17" W | 132.42 | L138 | N 59'19'10" W | 275.45 |
| 158 159 | | 80.00 | 1139 | | 284.84 |
| | N 77"56"43" E | 139.82 | L140 | N 50'59'40" W S 39"19'17" E | 121.91 |
| L60 | N 88°30'25" E S 11°09'58" W | 198.55 | 1141 | S 39*19'17" E | 153.89 |
| 161 | S 11'09'58" W | 318.31' | L142 | S 51'27'41" E | 253.01' |
| L62 | S 33'37'13" W S 02'55'14" E | 146.70 | 6143 | S 40'09'48" E | 186.21 |
| L63 | S 02'55'14" E | 161.71 | L144 | N 52*49'51" W | 371.41 |
| L54 | S 13'51'56" E | 365.31 | £145 | N 35'31'01" W | 219.35 |
| 1.65 | S 0512'11" E | 145.61 | £146 | S 52'36'58" E | 278.50 |
| 1.66 | S 26"56"31" W | 143.34" | L147 | S 32'38'21" E | 108.53* |
| 167 | \$ 00'49'56" W \$ 61'09'28" E | 232.64 | £148 | S 87 45 59" E | 102.23* |
| 168 | S 61'09'28" E | 195.89 | L149 | N 80'37'57" W N 48'13'38" W | 101.03" |
| L69 | S 45'21'12" F | 158.84 | L150 | N 48'13'38" W | 306.33' |
| L70 | N 43'31'38" W | 208.64 | L151 | N 87'05'13" W | 132.61 |
| L71 | S 79 05'24" W | 108.08 | L152 | S 29'59'02" E | 167.18 |
| L72 | S 24'40'23" W | 315.87 | L153 | S 07'04'27" E | 134.31 |
| 1.73 | S 0.3'.37'08" W | 156.71' | 1.154 | N 82'55'33" E | 60.00' |
| L74 | S 07'12'12" W | 228.98' | L155 | S 0704'27" E | 50.00' |
| L75 | S 12'25'25" F | 141.10' | L156 | C PO'EE'77" W | 60.00' |
| 1.76 | N 79'17'34" W | 106.20 | 1157 | S 07:04'27" F | 71.27 |
| 177 | S 59'52'28" W | 83.64' | L158 | N 40'58'47" F | 126.31 |
| | | 200.03' | L159 | N 21'55'04" W | 154.25 |
| L78 L79 | S 61"06"48" W | 69.19' | L160 | 5 71'14'50" E | en nn' |
| L80 | S 14'47'38" E | 396.99' | L161 | S 71"14"50" E N 52"22"21" E | 42.19 |
| | - 11 11 DV C | | 6/0/ | " VEREELI C | |

GENERAL NOTES:

1. THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM GRID, CENTRAL ZONE (NAD183), 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 BY A COMBINED SCALE FACTOR OF 1.00012.

| PID | DESIGNATION | LATITUDE | LONGITUDE | DISTANCE(m) | | | |
|--------|------------------------------|-------------|--------------|-------------|--|--|--|
| DH3604 | TXCN CONROE CORS ARP | N302056.205 | W0952628.336 | 30237.1 | | | |
| DF8781 | COH6 HOUSTON 6 COOP CORS ARP | N300223.040 | W0951105.268 | 72177.7 | | | |
| DH3608 | TXHE HEMPSTEAD CORS ARP | N300556.472 | W0960348.544 | 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. 48471C0500D, FFFFCTIVE DATE AUGUST 16 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.
- 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
- 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
- 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.
- 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
- 7. ALL LOT SETBACKS SHALL BE ACCORDING TO THE CITY OF HUNTSVILLE STANDARDS PER TABLE 5-1 OF THE DEVELOPMENT CODE, WHERE HIMMUM FRONT SETBACKS ARE 25 FOOT, HIMMUM SIDE SETBACKS ARE 10 FOOT, AND MININUM REAR SETBACKS ARE 10 FOOT, OR ACCORDING TO THE RECORDED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR UNIT 3B, WHICHEVER IS GREATER.

SANTTARY 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 RESULTATIONS. THE LOT COWER IS NOT PROHIBITED FROM COMMECTING TO A PUBLIC SANITARY SEWER COLLECTION SYSTEM IF SERVICE BECOMES AVAILABLE AT SOME

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, ESTABLISH FOOT TRAILS AND CONSTRUCT CULVERTS 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
- 11. "PRIVATE DRAINAGE AREA" SHALL BE MAINTAINED BY LOT OWNERS AND/OR HOME OWNERS ASSOCIATION AND
- 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 AND WALKER COUNTY 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
- 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.

FINAL PLAT OF'TEXAS GRAND RANCH SECTION 3B

BEING A 371.862 ACRE TRACT OF LAND; BEING A PORTION OF THAT CERTAIN 2134 818 ACRE "TRACT 1" DESCRIBED IN THAT CERTAIN 2134 818 ACRE "TRACT 1" DESCRIBED IN NOSTRUMENT TO I TEXAS GRAND RANCH LLC RECORDED IN VOLUME 1132, PAGE 355 OF THE MALKER COUNTY OFFICIAL PUBLIC RECORDS: STUTATED IN THE D. HAMAZKEE SURVEY, A-254 AND THE H. APPLEWRITE SURVEY, A-254 AND THE H. APPLEWRITE SURVEY, A-254 NO THE H. APPLEWRITE SURVEY, A-254 NO THE WALKER COUNTY, TEXAS.

GENERAL NOTES:

FEMA AND DRAINAGE NOTES

15. THE MAPLE BRANCH TRIBUTARY IS LOCATED ALONG THE EAST BOUNDARY OF SECTION 3B. 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 PREFORMED 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 REGLIGIBLE, BECAUSE OF THE INSIGNIFICANT AMOUNT OF PROPOSED IMPERIOUS COVER. THEREFORE NO DETENTION IS REQUIRED FOR SECTION 3B, REFERENCE THE STORM WATER MANAGEMENT REPORT (DATED APRIL 22, 2016) SUBMITTED TO THE CITY ENGINEERING

PUBLIC EASEMENT NOTES

- 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 IT'S 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 EASIMENTS SHOWN ON THIS PLAT. NETHER 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
- 17 A TWENTY (20) FOOT PUBLIC LITTLITY FASEMENT (PILLE) AND TEXAS GRAND RANCH PROPERTY OWNERS ASSOCIATION NATURE TRAIL EASEMENT IS ESTABLISHED ADJACENT TO ALL STREET RIGHT-OF-WAYS
- 18. ALL 10' x 15' PUE's ARE CENTERED ON SIDE LOT LINES, UNLESS SHOWN OTHERWISE
- 19. AT THE TIME OF DEVELOPMENT OF A RESERVE TRACT, THE DEVELOPER SHALL SUBMIT A PLAT OF THE RESERVE TRACT TO THE PLANNING OFFICER REDESIGNATING IT INTO A LOT AND BLOCK
- 20. 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



OWNER:

TEXAS GRAND RANCH LLC 110 SOUTH AVE. SUITE 404 NAPLES, FL. 34102



exas Board of Professional Land Surveying Registration No. 10046105 Texas Board of Professional Engineers Registration No. F-439 4350 Lockhill-Selma Road, Suite 100 - San Antonio, Texas 78249 - 210.494.5511
Austin * Brenham * Bryan * Oallas * Houston * Rosenberg * San Antonio * The Woodlands

DATE OF PRINT: 6/20/2016