

**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 (ETU 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 therefor 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

**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 29 day of June, 2016 2016.

Notary Public, County of WALKER, State of TEXAS

Notary Signature: Debra Ann Burkhalter  
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 2016-06-20  
Michael A. Romans, R.P.L.S.  
Register Professional Land Surveyor  
Texas Registration No. 4657  
Jones | Carter

**CERTIFICATION BY THE ENGINEER**

STATE OF TEXAS  
COUNTY OF BEXAR.

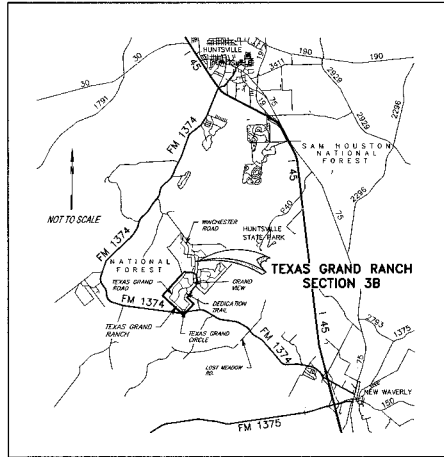
I, Mark S. Brown, P.E., Registered Professional Engineer No. 57071 in the State of Texas, hereby certify that proper engineering consideration has been given this plat regarding design, construction and layout of public improvements.



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

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

1. 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.
2. THE VARIANCE WAS GRANTED TO ALLOW THE INSTALLATION OF FIRE HYDRANT WITHIN 1,000' OF ALL PORTIONS OF BUILDING SITES.
3. 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-DE-SAC STREET LENGTHS THAT EXCEED 1,000' IN LENGTH.
5. VARIANCE WAS APPROVED TO ALLOW FOR INDIVIDUAL OGSF SYSTEM TO SERVICE EACH LOT.
6. VARIANCE 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 200'.



LOCATION MAP

TOTAL NUMBER  
RESIDENTIAL LOTS: 135

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

BEING A 371,862 ACRE TRACT OF LAND, BEING A PORTION OF THAT CERTAIN 2134.818 ACRES TRACT 1<sup>ST</sup> DESCRIBED IN INSTRUMENT TO 1 TEXAS GRAND RANCH, LLC RECORDED IN VOLUME 1192, PAGE 355 OF THE WALKER COUNTY OFFICIAL PUBLIC RECORDS, SITUATED IN THE D. HANAZREE SURVEY, A-264 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 30th day of JUNE, 2016.

[Signature]  
Chairperson of the Commission, City of Huntsville

**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 5th day of July, 2016 in the Plat Records of Walker County in Volume 6, Page 59.

Kari A. French, County Clerk  
Walker County, Texas

By: Marin Gladden  
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 30th day of June, 2016.

[Signature]  
City of Huntsville Planning Officer

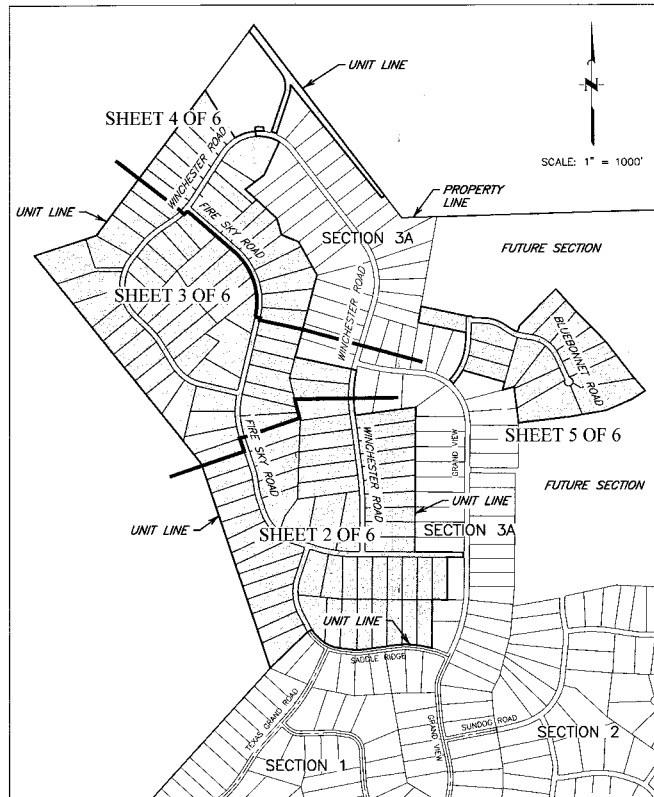
**CERTIFICATION BY THE CITY ENGINEER**

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 30th day of June, 2016.

[Signature]  
City of Huntsville City Engineer



SHEET INDEX

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

**OWNER:**  
1 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  
4350 Lockhill-Selma Road, Suite 100 • San Antonio, Texas 78249 • 210-494-5511  
Austin • Brenham • Bryan • Dallas • Houston • Ft. Worth • Galveston • San Antonio • The Woodlands

DATE OF PRINT: 6/20/2016

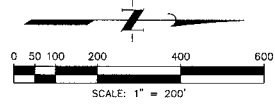
SHEET 1 OF 6

TRACT J-1  
DELTA LAND & TIMBER CO. TO USA  
VOL.82, PG.176, WCOR

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

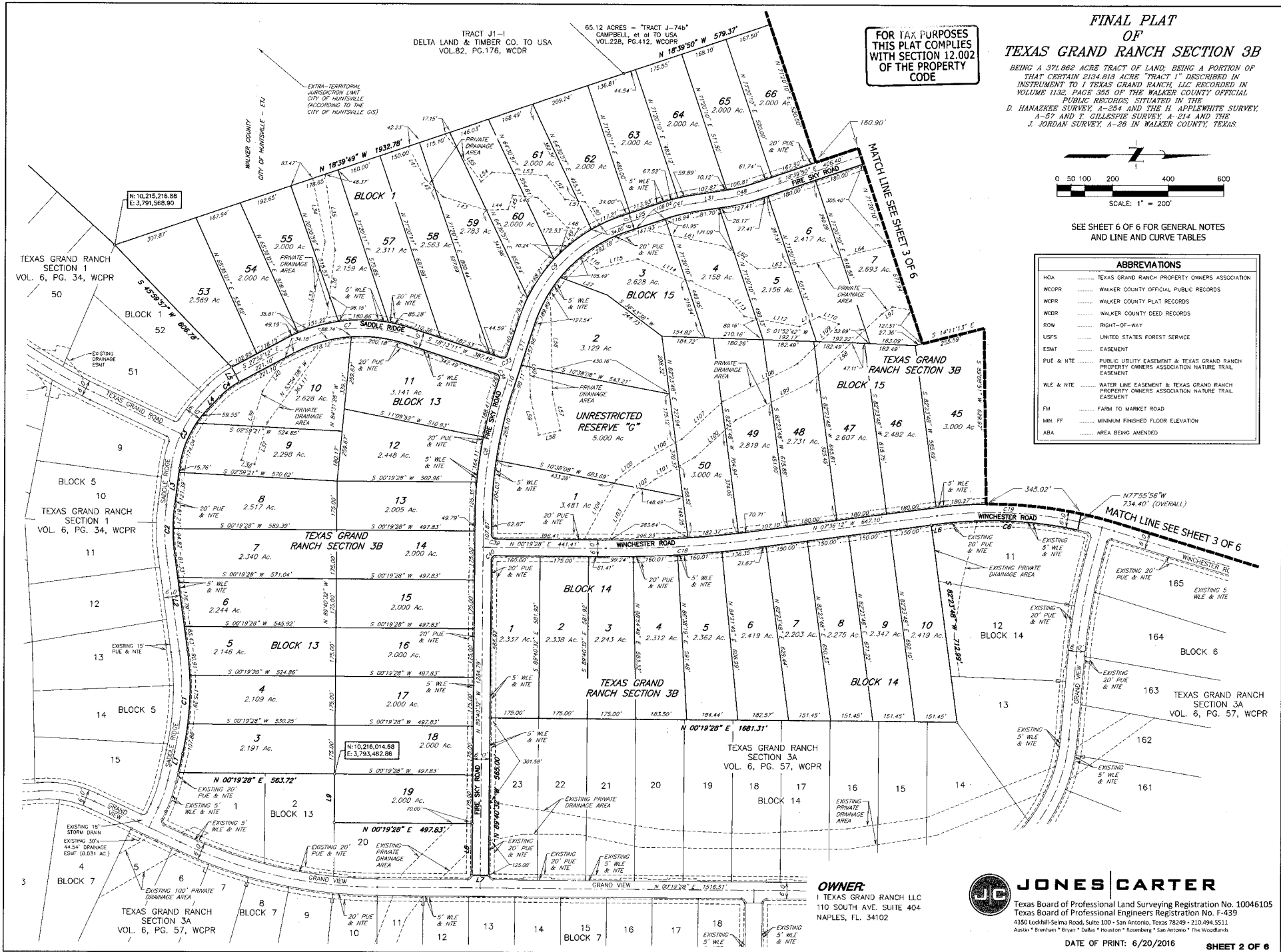
**FINAL PLAT  
OF  
TEXAS GRAND RANCH SECTION 3B**

BEING A 371.662 ACRE TRACT OF LAND, BEING A PORTION OF THAT CERTAIN 2134.618 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. 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 6 OF 6 FOR GENERAL NOTES  
AND LINE AND CURVE TABLES

ABBREVIATIONS	
HOA	TEXAS GRAND RANCH PROPERTY OWNERS ASSOCIATION
WCOR	WALKER COUNTY OFFICIAL PUBLIC RECORDS
WCPR	WALKER COUNTY PLAT RECORDS
WCOR	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
ABA	AREA BEING AMENDED



**OWNER:**  
1 TEXAS GRAND RANCH LLC  
110 SOUTH AVE. SUITE 404  
NAPLES, FL. 34102



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P:\PROJECTS\sd822 peltm sales and marketing\0097-00 Texas grand ranch section 3b\Civil\Draw\Plat\SD822-0097-00\_Final\_Plat\_Sect\_3B\_06-08-2016.dwg Jun 20, 2016 - 3:15pm ka

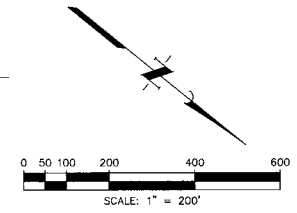
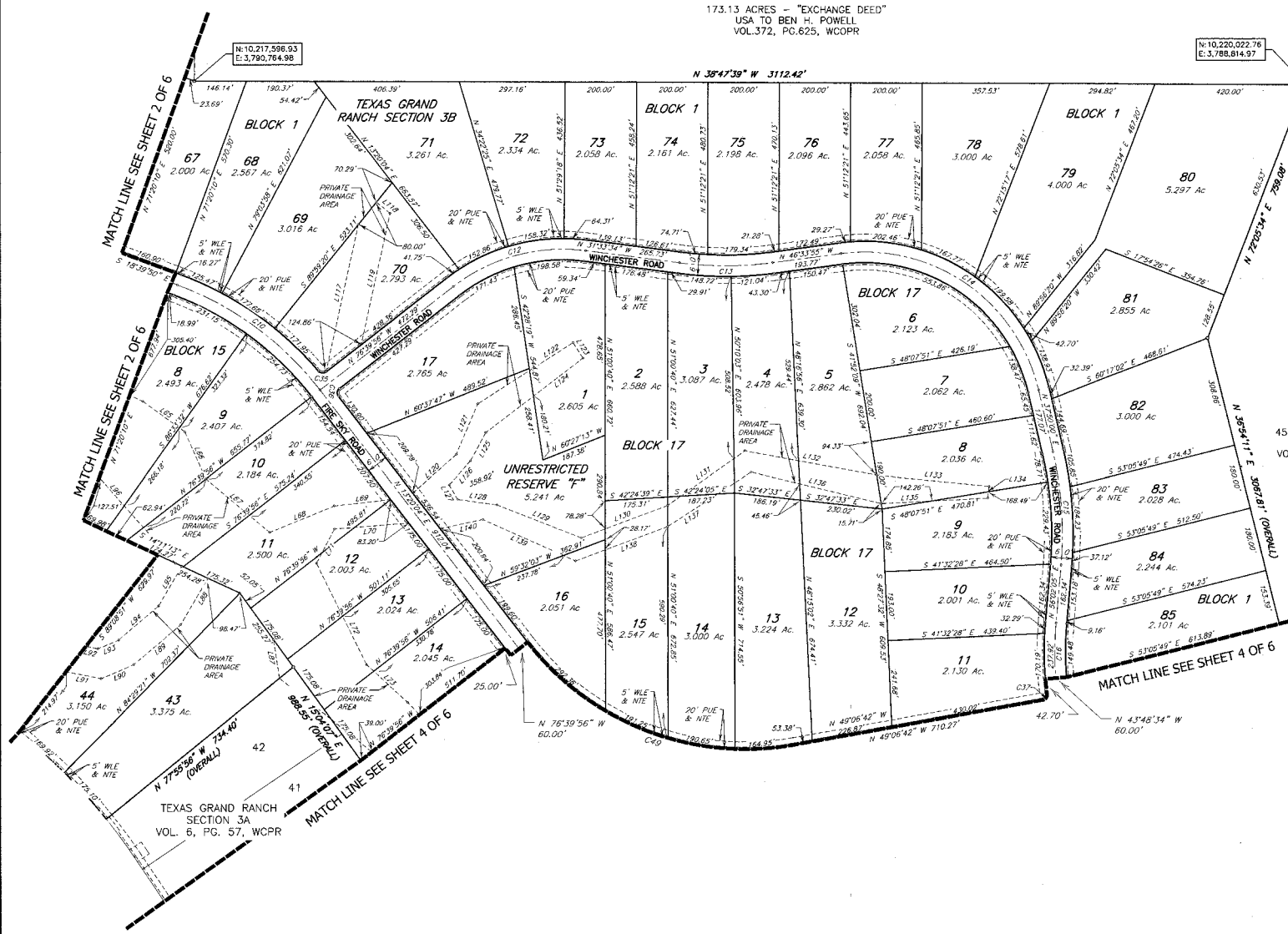
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173.13 ACRES - "EXCHANGE DEED"  
USA TO BEN H. POWELL  
VOL.372, PG.625, WCOPR

N 10,217,598.93  
E: 3,790,764.98

N 10,220,025.78  
E: 3,788,814.97



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

45.6 ACRES - "TRACT 2"  
DANIEL C. BROWN  
VOL.734, PG.232, WCOPR

**FOR TAX PURPOSES  
THIS PLAT COMPLIES  
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HDA	..... 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. FT.	..... MINIMUM FINISHED FLOOR ELEVATION
ABA	..... AREA BEING AMENDED

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

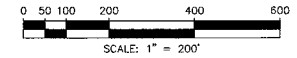
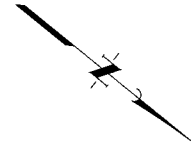


**JONES CARTER**  
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DATE OF PRINT: 6/20/2016 **SHEET 3 OF 6**

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

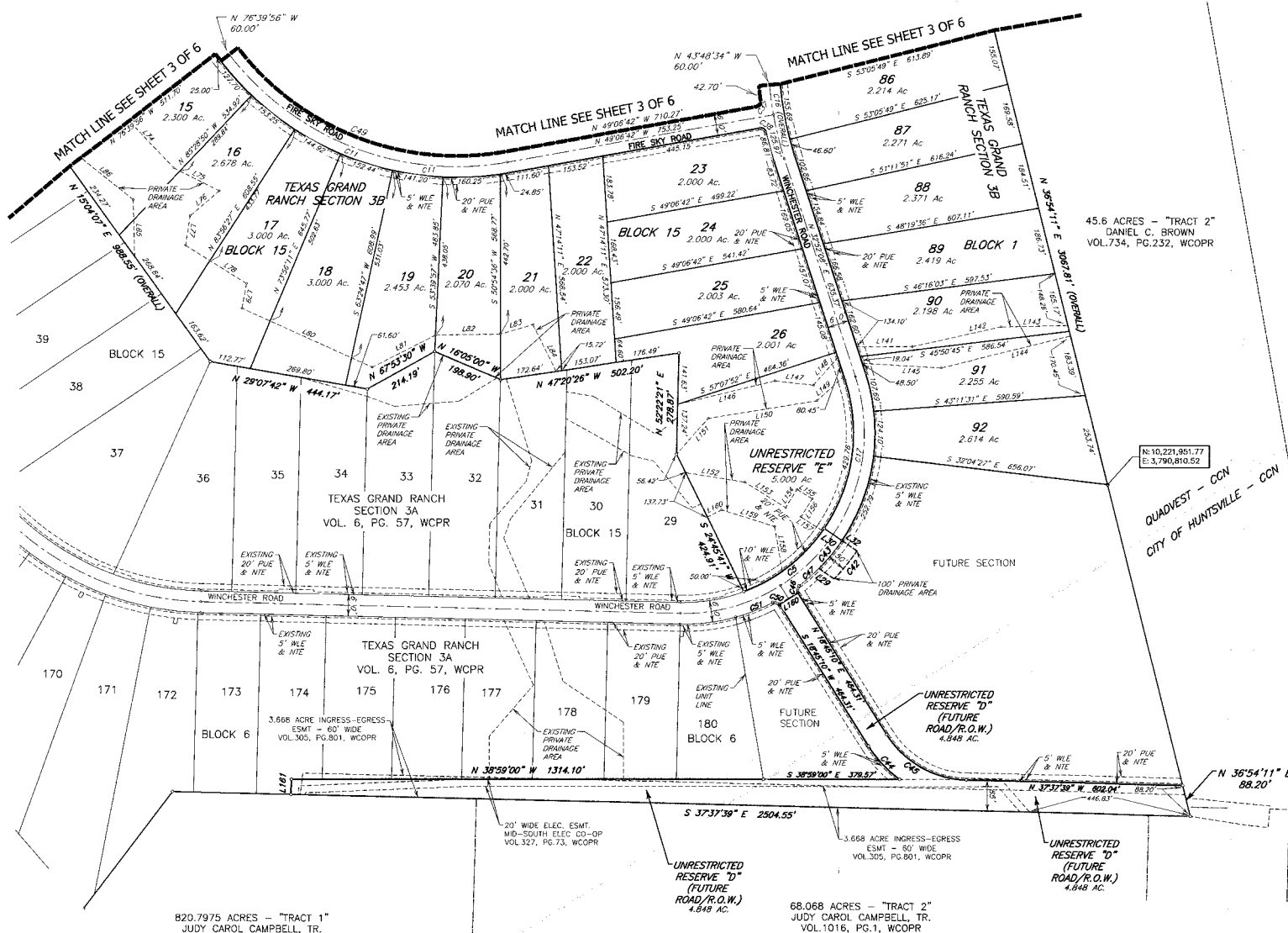
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SEE SHEET 6 OF 6 FOR GENERAL NOTES  
AND LINE AND CURVE TABLES

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45.6 ACRES - "TRACT 2"  
DANIEL C. BROWN  
VOL. 734, PG. 232, WCOPR

QUADVEST - CCV  
CITY OF HUNTSVILLE - CCN

820.7975 ACRES - "TRACT 1"  
JUDY CAROL CAMPBELL, TR.  
VOL. 1016, PG. 1, WCOPR

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

**OWNER:**  
1 TEXAS GRAND RANCH LLC  
110 SOUTH AVE. SUITE 404  
NAPLES, FL. 34102

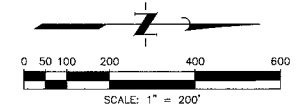


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Austin • Breckenridge • Bryan • Dallas • Houston • Rosenberg • San Antonio • The Woodlands

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

BEING A 371,862 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. HANAKKE SURVEY, A-254 AND THE H. APPELWHITE SURVEY, A-57 AND P. GILLESPIE SURVEY, A-214 AND THE J. JORDAN SURVEY, A-29 IN WALKER COUNTY, TEXAS.



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

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MFL	..... MINIMUM FINISHED FLOOR ELEVATION
ABA	..... AREA BEING AMENDED

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

**FOR TAX PURPOSES  
THIS PLAT COMPLIES  
WITH SECTION 12.002  
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110 SOUTH AVE. SUITE 404  
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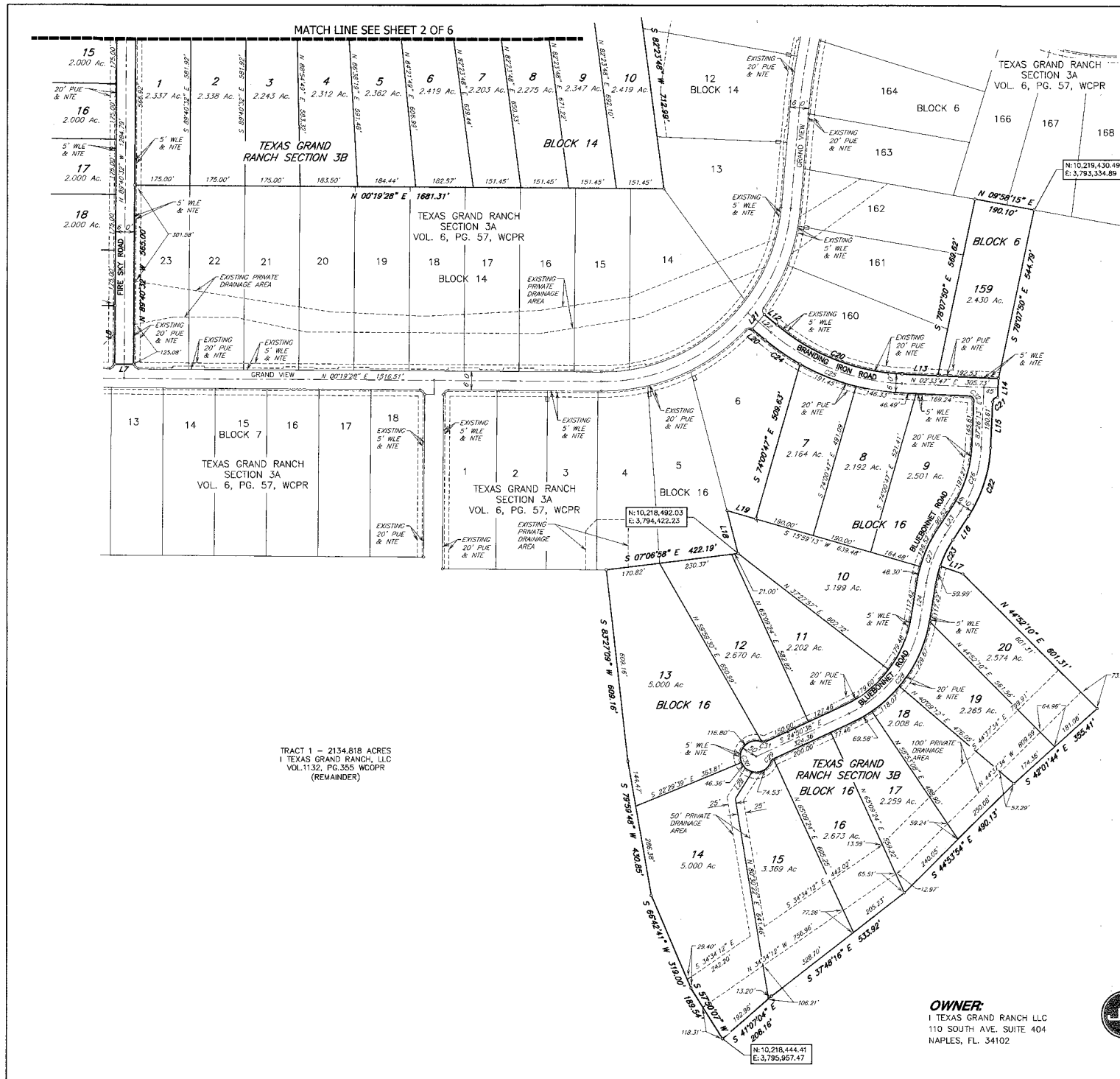


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DATE OF PRINT: 6/20/2016

SHEET 5 OF 6



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

N:10,218,444.41  
E:3,795,957.47

CURVE	RADIUS	ARC LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	1030.00	374.06	374.06	S 87°26'17" E	20°48'33"	189.13
C2	870.00	176.03	176.03	N 89°41'02" E	13°03'11"	88.52
C3	370.00	243.56	243.56	S 34°02'13" E	36°10'21"	129.84
C4	270.00	86.34	87.95	S 47°14'37" E	18°44'49"	44.52
C5	470.00	288.71	284.19	N 77°08'56" W	39°11'48"	149.07
C6	1470.00	900.68	900.21	N 02°13'56" E	19°40'16"	254.85
C7	1550.00	442.43	430.60	S 04°49'30" E	46°05'23"	233.97
C8	1500.00	468.50	466.80	S 80°43'40" E	17°33'34"	236.17
C9	850.00	290.62	291.82	S 45°11'41" E	23°58'40"	150.19
C10	900.00	502.63	496.12	S 02°39'53" E	31°39'54"	258.08
C11	800.00	301.91	302.39	S 17°23'19" E	62°29'46"	404.94
C12	530.00	181.95	183.54	S 24°06'18" E	45°08'29"	907.65
C13	1000.00	261.90	261.15	S 39°03'45" E	15°00'21"	131.70
C14	550.00	136.50	87.71	S 04°21'57" E	84°23'50"	453.38
C15	1030.00	374.06	374.06	S 46°38'01" E	18°13'05"	189.13
C16	900.00	361.89	361.42	S 44°27'06" W	23°09'40"	184.47
C17	500.00	175.19	175.19	S 89°03'50" W	52°23'54"	245.90
C18	800.00	283.46	283.05	S 03°18'52" E	7°58'40"	141.50
C19	1500.00	514.39	514.46	S 02°13'56" W	19°40'16"	260.05
C20	870.00	176.03	176.03	S 21°06'45" W	37°05'55"	234.89
C21	15.00	21.56	21.56	N 45°19'28" E	90°00'00"	15.00
C22	430.00	229.28	228.58	N 72°09'46" W	30°32'53"	117.43
C23	370.00	36.16	36.16	N 64°01'28" W	14°16'18"	46.32
C24	130.00	134.98	134.98	N 34°29'58" E	10°25'13"	67.64
C25	700.00	453.25	448.57	S 21°06'45" W	37°05'55"	234.89
C26	450.00	134.27	134.27	N 22°08'46" W	30°32'53"	109.23
C27	400.00	164.48	163.11	N 80°14'58" W	23°13'39"	83.47
C28	400.00	398.20	373.17	N 52°36'47" W	55°36'17"	210.89
C29	15.00	15.00	11.77	N 12°56'13" W	46°11'13"	6.40
C30	50.00	23.68	23.68	N 85°09'24" E	32°42'26"	11.87
C31	15.00	15.00	11.77	N 01°45'00" E	46°11'13"	6.40
C32	15.00	15.00	21.21	S 62°33'47" W	90°00'00"	15.00
C33	15.00	23.56	21.21	S 28°48'49" W	90°00'00"	15.00
C34	15.00	23.56	21.21	S 67°31'11" W	90°00'00"	15.00
C35	15.00	23.56	21.21	S 11°01'49" E	90°00'00"	15.00
C36	15.00	23.56	21.21	N 38°29'04" E	90°00'00"	15.00
C37	14.00	21.34	18.31	S 87°13'57" W	87°19'42"	13.36
C38	14.00	21.34	18.31	N 05°26'51" E	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	380.00	122.17	122.02	S 73°39'50" E	10°00'00"	61.24
C42	540.00	100.50	100.58	N 89°48'38" W	8°55'41"	50.25
C43	530.00	100.60	100.45	N 89°18'12" W	10°26'31"	50.45
C44	300.00	121.40	126.81	S 07°11'55" E	23°13'39"	64.50
C45	270.00	265.68	255.05	N 02°26'15" W	52°22'48"	144.71
C46	15.00	22.32	20.32	N 81°23'04" E	89°15'50"	13.81
C47	330.00	122.17	122.85	S 79°55'55" E	7°52'56"	65.11
C48	700.00	122.17	122.05	S 13°39'50" E	10°00'00"	61.24
C49	270.00	836.21	798.29	S 17°23'19" E	62°26'46"	466.75
C50	15.00	15.00	20.32	S 23°55'45" E	89°15'50"	13.81
C51	330.00	110.47	110.27	N 60°32'24" W	11°56'35"	55.43

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 77°02'00" W	70.40	L81	S 65°36'49" E	197.14
L2	S 87°09'25" E	180.69	L82	S 39°54'36" E	180.69
L3	N 82°47'52" W	157.15	L83	S 85°14'54" E	194.42
L4	N 46°37'01" W	66.20	L84	S 24°34'42" W	144.25
L5	S 62°03'48" W	60.00	L85	N 49°19'56" E	157.26
L6	S 07°36'12" E	25.43	L86	N 05°01'11" E	157.26
L7	S 00°19'28" W	80.00	L87	N 42°19'22" E	106.04
L8	N 89°40'32" W	175.00	L88	N 81°28'30" W	150.13
L9	N 89°40'32" W	70.84	L89	N 29°08'19" E	152.69
L10	N 71°46'49" W	70.84	L90	N 62°26'48" W	99.56
L11	N 71°46'49" W	168.42	L91	N 27°42'43" W	100.69
L12	N 38°39'43" E	52.96	L92	S 75°52'42" E	164.17
L13	N 02°33'47" E	112.30	L93	S 82°39'49" E	62.20
L14	S 81°26'13" E	60.00	L94	S 29°08'09" E	147.32
L15	S 81°26'13" E	145.81	L95	N 09°10'02" E	389.59
L16	S 56°03'20" E	80.52	L96	N 34°26'16" W	46.59
L17	N 10°50'23" W	60.00	L97	N 09°10'02" E	389.59
L18	S 76°18'50" W	140.00	L98	N 26°42'46" W	155.21
L19	N 12°59'15" E	95.00	L99	N 26°42'46" W	300.79
L20	S 16°19'43" W	60.00	L100	N 40°19'14" W	199.53
L21	N 50°20'17" W	60.00	L101	N 29°08'19" E	152.69
L22	N 39°19'43" E	52.96	L102	N 36°02'52" W	95.19
L23	S 14°51'20" W	460.52	L103	N 67°01'09" E	182.51
L24	S 80°26'57" E	117.42	L104	S 67°01'09" E	182.51
L25	N 16°30'50" W	147.83	L105	S 36°02'22" E	118.49
L26	N 71°46'49" W	70.84	L106	S 29°08'21" E	159.69
L27	N 20°21'17" E	181.48	L107	S 42°19'44" E	101.23
L28	S 59°00'54" E	107.16	L108	S 43°33'43" E	208.74
L29	N 04°44'28" W	60.00	L109	S 28°14'46" E	209.81
L30	N 04°44'28" W	60.00	L110	N 26°32'48" W	79.07
L31	S 08°39'50" E	107.89	L111	N 10°01'48" E	201.88
L32	N 04°44'28" W	60.00	L112	S 43°33'43" E	208.74
L33	S 76°15'06" E	217.99	L113	N 23°18'52" E	359.58
L34	N 78°43'17" E	217.99	L114	S 19°29'24" W	151.05
L35	S 82°19'49" W	278.81	L115	S 67°01'09" E	182.51
L36	N 63°10'18" W	263.86	L116	S 36°02'22" E	118.49
L37	N 23°08'01" W	152.27	L117	S 29°08'21" E	159.69
L38	N 16°51'52" W	60.00	L118	S 29°08'21" E	159.69
L39	S 73°08'03" E	259.39	L119	S 28°14'46" E	209.81
L40	S 55°46'55" E	144.49	L120	S 80°11'54" E	161.87
L41	S 62°10'36" W	152.19	L121	N 74°18'07" E	153.81
L42	S 44°31'36" W	80.31	L122	S 71°14'49" E	317.17
L43	S 16°36'01" W	162.69	L123	S 18°48'11" W	51.67
L44	S 01°42'31" W	76.41	L124	N 76°17'42" W	342.83
L45	S 71°50'06" E	53.80	L125	S 28°14'46" E	209.81
L46	S 05°14'53" W	89.47	L126	N 87°02'03" W	82.65
L47	S 44°31'36" W	763.12	L127	S 20°36'27" W	46.49
L48	S 03°22'30" W	40.76	L128	S 31°02'14" E	111.19
L49	N 38°43'37" W	21.06	L129	S 17°14'48" E	283.59
L50	S 82°43'19" W	91.74	L130	S 30°52'07" E	238.89
L51	N 06°38'42" E	73.58	L131	N 24°02'56" E	199.49
L52	N 52°26'59" E	108.00	L132	S 28°15'49" E	376.12
L53	N 03°08'00" E	189.16	L133	S 33°18'11" E	316.73
L54	N 40°25'34" W	51.76	L134	S 84°11'46" W	133.69
L55	N 52°45'34" E	174.49	L135	N 41°42'25" W	288.55
L56	S 86°40'29" W	368.30	L136	N 55°30'44" W	174.49
L57	S 77°56'43" W	132.42	L137	N 21°58'41" W	178.84
L58	N 12°03'10" W	80.00	L138	N 59°19'10" W	275.45
L59	N 7°48'43" W	138.82	L139	N 14°56'28" W	294.84
L60	N 86°10'25" E	198.55	L140	N 50°59'40" W	127.91
L61	S 11°09'58" W	316.31	L141	S 39°18'12" E	153.89
L62	S 33°17'13" W	146.79	L142	S 57°29'21" E	253.01
L63	S 02°55'14" E	161.71	L143	S 40°59'48" E	186.91
L64	S 12°57'36" E	386.31	L144	N 52°49'51" W	371.41
L65	S 02°12'11" E	143.61	L145	N 35°31'01" W	219.35
L66	S 26°56'31" W	143.34	L146	S 52°00'48" E	178.50
L67	S 09°49'58" W	232.84	L147	S 32°08'21" E	108.53
L68	S 01°09'26" E	188.89	L148	S 80°15'50" E	102.23
L69	S 45°11'12" E	158.84	L149	N 80°15'50" E	101.04
L70	N 15°17'38" W	206.84	L150	N 48°13'58" W	306.31
L71	S 29°06'24" W	108.08	L151	S 87°08'10" W	132.61
L72	S 24°40'23" W	315.87	L152	S 07°04'27" E	50.00
L73	S 03°17'08" W	156.71	L153	S 07°04'27" E	134.31
L74	S 07°12'12" W	156.71	L154	N 00°55'33" E	60.00
L75	S 12°27'25" E	141.10	L155	S 07°04'27" E	50.00
L76	N 70°17'12" W	171.79	L156	S 82°25'31" W	60.00
L77	S 09°52'58" W	83.64	L157	N 70°17'12" W	171.79
L78	S 07°06'16" E	200.03	L158	N 40°58'42" E	126.51
L79	S 11°09'44" E	108.08	L159	N 21°59'04" W	154.25
L80	S 14°42'38" E	136.99	L160	N 00°00'00" E	60.00
			L161	N 52°27'21" E	151.79

**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" UNITS BY A COMBINED SCALE FACTOR OF 1.00012.

BASE STATIONS USED:

PID	DESIGNATION	LATITUDE	LONGITUDE	DISTANCE(M)
DH3604	TXCN CONROE CORS ARP	N302056.205	W0932628.336	30237.1
DH3751	COH-HOUSTON CORS ARP	N302040.000	W0932628.336	7217.7
DH3608	TXHE HEMPTSTAD CORS ARP	N30556.472	W093348.544	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. 48477C0500D, EFFECTIVE 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 BOUNDARY MONUMENTATION.

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).

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, INSTALLATION DEPTH, ETC.

7. ALL LOT SETBACKS SHALL BE ACCORDING TO THE CITY OF HUNTSVILLE STANDARDS PER TABLE 5-1 OF THE DEVELOPMENT CODE, WHERE MINIMUM FRONT SETBACKS ARE 25 FOOT, MINIMUM SIDE SETBACKS ARE 10 FOOT, AND MINIMUM REAR SETBACKS ARE 10 FOOT, OR ACCORDING TO THE RECORDED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR UNIT 3B, WHICHEVER IS GREATER.

**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 THE CITY OF HUNTSVILLE AND WALKER COUNTY ORDINANCES AND 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, 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 IMPED 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.