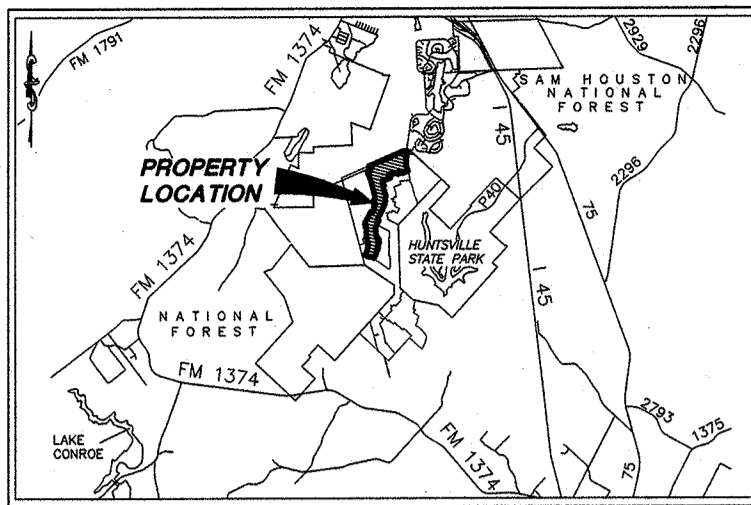


LEGEND

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

- Floodway Areas in Zone AE
- Flood Zone AE

VICINITY MAP (Not To Scale)



GENERAL NOTES

1. The purpose of this plat is to create TEXAS GRAND RANCH SECTION 10 out of the residue of the called 3314.028 acre tract described in Vol. 1271, pg. 484, Walker County Official Public Records and out of the called 0.60 acre tract described in Vol. 1346, pg. 116, Walker County Official Public Records and to dedicate the 60 foot road right-of-way with an adjacent 20' Public Utility Easement (PUE) and the adjacent Drainage Easements (DE) as shown hereon to the public.
2. All Bearings, Distances, Coordinates and Acreages hereon are Grid and referenced to the Texas State Plane Coordinate System, Central Zone, NAD 83, NAVD 88 and based upon City of Huntsville Mapping Control Network Control Point Number 7262, having published coordinates of N=10,231,650.757 feet, E=3,802,783.195 feet and Elev.=312,999 feet and GPS Observations. Distances are U.S. Survey Feet and may be converted to geodetic horizontal (surface) by dividing by a Combined Scale factor of 0.99986. Please review the record instruments cited hereon to compare the survey bearings and distances with the record calls.
3. Based on the graphic location of the subject tract superimposed upon the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, revised 16 August 2011, Walker County #481042, Map No. 48471C0370D, Panel 0370D, this property is located within the following zone(s):
 - Flood Hazard Zone "X" OTHER AREAS (areas determined to be outside the 0.2% annual chance floodplain),
 - Flood Hazard Zone "AE" (areas determined to be subject to inundation by the 1% annual chance flood, with base flood elevations determined),
 - Flood Hazard Zone "Floodway Areas in Zone AE" (The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.),
4. 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. All exterior boundary lines of this subdivision which are common with the original survey boundary are monumented on the ground with iron rods or other stable material.
6. The Owner(s) hereby certify that where physically possible all lot corners, angle points and points of curvature of the lots located within the subdivision will be monumented on the ground with 5/8" iron rods with 1-3/4" diameter blue plastic caps marked "MICHAEL A. NAMKEN RPLS 6533" UNLESS otherwise noted and with the exception that they are NOT set in the centerline of roadway nor at roadway intersections and points of curvature, as the symbols hereon may represent.
7. 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 Walker County is required prior to installation of the driveway for determination of the location, culvert sizing, installation depth, etc.
8. All Lot setbacks shall be in accordance with the recorded covenants, conditions, and restrictions for Texas Grand Ranch:
 - 75' Front Building Line
 - 20' Building Line along the Side and Rear lot line of all lots
9. All Lots shown hereon will be subject to Covenants, Conditions and Restrictions for TEXAS GRAND RANCH SECTION 10, which will be recorded of Public Record after the acceptance and recording of the Final Plat of TEXAS GRAND RANCH SECTION 10.
10. 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.
11. Finished floor elevations shall be a minimum of twelve (12) inches above finished adjacent grade, with the exception of Block 22, Lots 6-18, 97-99 and 101-105 which have specific individual minimum finished floor elevations as shown hereon.
12. The landowner is prohibited from constructing any improvements within any "Variable Width Private Drainage Easement" on this plat. Landowner may clear underbrush and establish foot trails within these "Variable Width Private Drainage Easements" but no vertical improvement development is allowed, except for driveways, culverts, and/or drainage improvements necessary for access to the lots. Fencing is allowed along the property lines allocated within these "Variable Width Private Drainage Easements" but with provisions not to impede the flow of storm water within the "Variable Width Private Drainage Easements".
13. "Variable Width Private Drainage Easements" shall be maintained by lot owners and/or home owners association and shall not be maintained by the City of Huntsville or Walker County.
14. The natural drainage channels (whether or not they are within a dedicated "DE" or "VWDE") 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 improvement/development will be allowed within the bounds of these easements. Fencing is allowed along the property lines located within these natural drainage channels with provisions not to impede the flow of storm water within the drainage channels.
15. 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 City of Huntsville and/or 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 not and permits issued by the City of Huntsville and/or 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.
16. All Drainage Easements labeled as "DE" are typical right angle off of right-of-way.
17. 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 Huntsville.
18. Based on calculations made from available data, by the undersigned engineer, 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 Walker County Engineer for approval and must comply with all current local, state and federal regulations, including the Walker County Subdivision Regulations.
19. Block 22, Lots 6 through 10 have a Detention Easement at the rear of the Lots as shown hereon which will be used to construct a detention pond and may be subject to a recorded easement with further restrictions filed at a later date.
20. The Detention Easement shown hereon across Block 22, Lots 98 through 103, which will be used to construct a detention pond may be subject to a recorded easement filed at a later date, and has a one foot (1') minimum distance off of the FEMA Flood Zone "AE" line. See Detail View on Sheet 11 of 11.

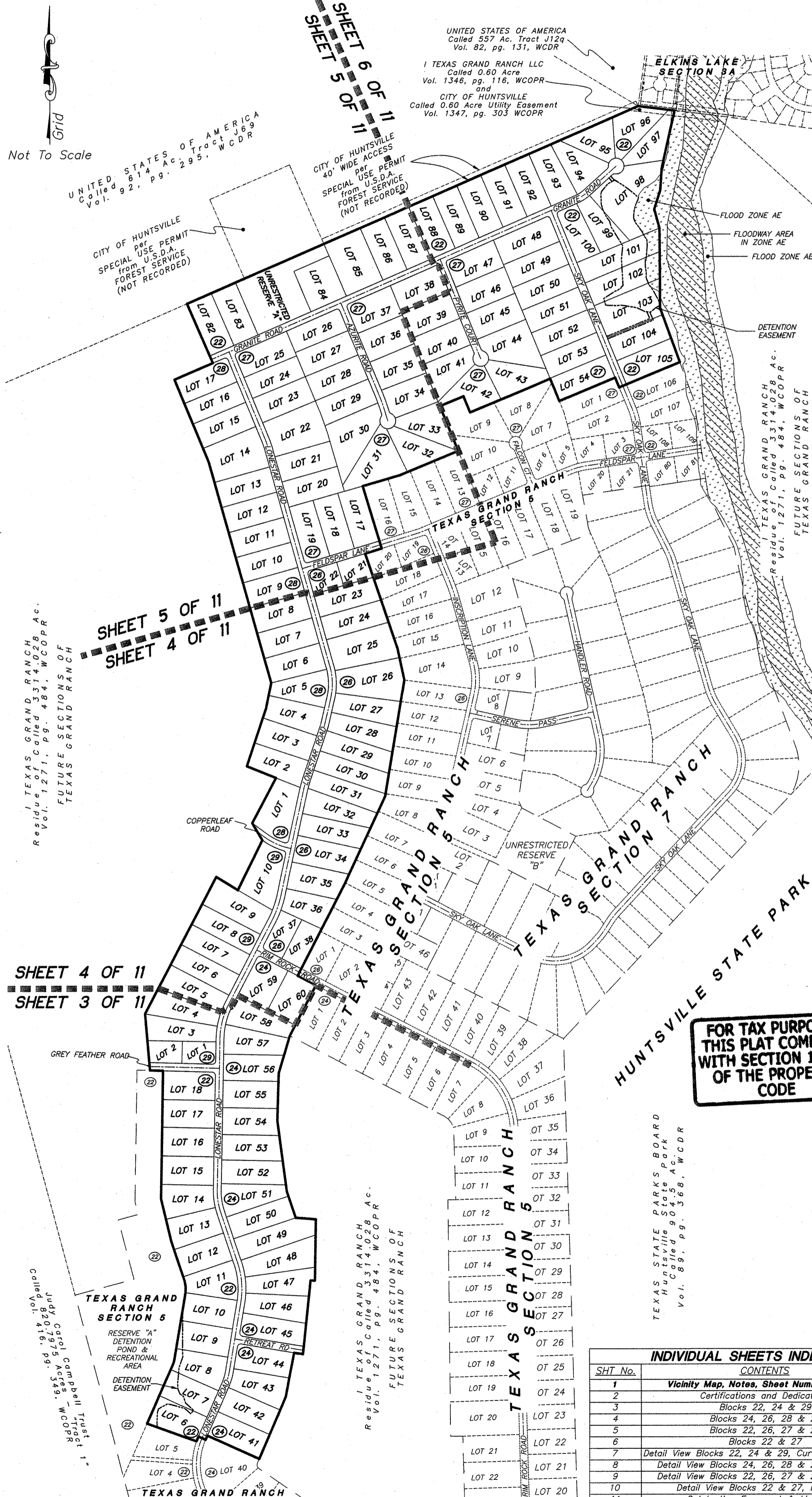
PUBLIC EASEMENT NOTES

21. All public easements denoted on the plat are hereby dedicated to be used by the public forever. Any public utility, including City of Huntsville and/or 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 of any time of getting the permission of the property owner. Any public utility, including the City of Huntsville and/or County of Walker 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 and/or Walker County 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.
22. A twenty (20) foot public utility easement (PUE) which incorporates within it a five (5) foot water line easement (WLE) and a twenty (20) foot Texas Grand Ranch Property Owners Association nature trail easement (NTE) is established adjacent to all road rights-of-way.
23. The Public Utility Easement (PUE) across Lot 96 and Lot 97 of Block 22 is hereby dedicated to public forever and it hereby supersedes, redefines and abandons the easement recorded in Vol. 1310, pg. 849, WCOPR. This new easement location is based upon the as built waterline location in the ground.

TEXAS GRAND RANCH APPROVED VARIANCES:

24. See Development Agreement between The City of Huntsville, Texas and I Texas Grand Ranch LLC, dated April 25, 2017, recorded in Vol. 1279, Pg. 1 Walker County Official Public Records (WCOPR).

TEXAS GRAND RANCH SECTION 10 SHEET INDEX



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

THIS SHEET - NOT TO SCALE

PLAT OF TEXAS GRAND RANCH SECTION 10
CONTAINING 6 BLOCKS, 1 RESERVE AND 141 LOTS

A SUBDIVISION CONTAINING 317.39 ACRES OF LAND, DESCRIBED IN A DEED TO I TEXAS GRAND RANCH, LLC BEING OUT OF THE RESIDUE OF A CALLED 3314.028 ACRE TRACT RECORDED IN VOL. 1271, PG. 484, OFFICIAL PUBLIC RECORDS, WALKER COUNTY, TEXAS, AND BEING OUT OF A CALLED 0.60 ACRE TRACT RECORDED IN VOL. 1346, PG. 116, OFFICIAL PUBLIC RECORDS, WALKER COUNTY, TEXAS.
**H. APPLEWHITE SURVEY, A-57,
W. D. GLASSCOCK SURVEY, A-222,
AND J. B. WILSON SURVEY, A-607,
WALKER COUNTY, TEXAS**

MARCH 2019

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

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Job No. 18-050

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OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS,
COUNTY OF WALKER.

I, TEXAS GRAND RANCH, LLC, owner of the land shown on this plat, and designated as the TEXAS GRAND RANCH SECTION 10 in (the ETJ of Huntsville) Walker County, Texas, and whose name is subscribed hereto, hereby dedicates to the public forever the use of all streets, parks, utility easements; and to the use of the Texas Grand Ranch Property Owners Association all public places shown hereon for the purpose and consideration therein expressed.

I, TEXAS GRAND RANCH, LLC

Renee Howes

By: RENEE HOWES, AUTHORIZED AGENT

OWNER / DEVELOPER

Texas Grand Ranch LLC,
1015A S.H. 150,
New Waverly, TX 77358
928-713-1841

Renee Howes,
Authorized Agent
P.O. Box 261,
Skull Valley, AZ 86338
rhowesconsulting@gmail.com

NOTARY PUBLIC ACKNOWLEDGEMENT

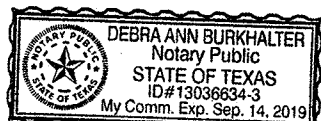
STATE OF TEXAS,
COUNTY OF WALKER.

This Instrument was acknowledged before me

Dated this 24 day of May, 20 19 by RENEE HOWES.

Debra Ann Burkhalter

Notary Public for State of Texas



CERTIFICATION BY THE CITY ENGINEER

STATE OF TEXAS,
COUNTY OF WALKER.

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

Dated this 7th day of June, 20 19.

[Signature] BEHALF OF CITY ENGINEER
City of Huntsville City Engineer

CERTIFICATION BY THE CITY PLANNING OFFICER

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

Dated this 7th day of June, 20 19.

[Signature]
City of Huntsville Planning Officer

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 10th day of June, 20 19, in the Plat Records of Walker County in Volume 6, Page 166

By: Kari A French by Lori Riley Deputy Clerk
Kari A. French, County Clerk
Walker County, Texas

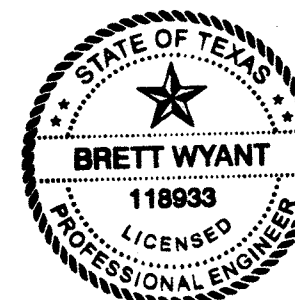
CERTIFICATION BY THE ENGINEER

STATE OF TEXAS,
COUNTY OF WALKER.

I, Brett Wyant, Registered Professional Engineer No. 118933 in the State of Texas, hereby certify that proper engineering consideration has been given to this plat regarding design, construction and layout of public improvements.

[Signature]
Brett Wyant
Registered Professional Engineer
Texas Registration No. 118933

Spear Point Engineering, LLC
TBPE Firm No. 18904
14088 County Line Road
Willis, TX 77378



CERTIFICATION BY THE SURVEYOR

I, Michael A. Namken, certify that this plat represents a survey made on the ground under my supervision and that all corners and monuments are as shown hereon.

[Signature] 5-24-19
Michael A. Namken
Registered Professional Land Surveyor No. 6533



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 6th day of June, 20 19.

[Signature]
Chairman

PLAT OF
TEXAS GRAND RANCH SECTION 10
CONTAINING 6 BLOCKS, 1 RESERVE AND 141 LOTS

A SUBDIVISION CONTAINING 317.39 ACRES OF LAND, DESCRIBED IN A DEED TO I TEXAS GRAND RANCH, LLC BEING OUT OF THE RESIDUE OF A CALLED 3314.028 ACRE TRACT RECORDED IN VOL. 1271, PG. 484, OFFICIAL PUBLIC RECORDS, WALKER COUNTY, TEXAS, AND BEING OUT OF A CALLED 0.60 ACRE TRACT RECORDED IN VOL. 1346, PG. 116, OFFICIAL PUBLIC RECORDS, WALKER COUNTY, TEXAS.

H. APPLEWHITE SURVEY, A-57,
W. D. GLASSCOCK SURVEY, A-222,
AND J. B. WILSON SURVEY, A-607,
WALKER COUNTY, TEXAS

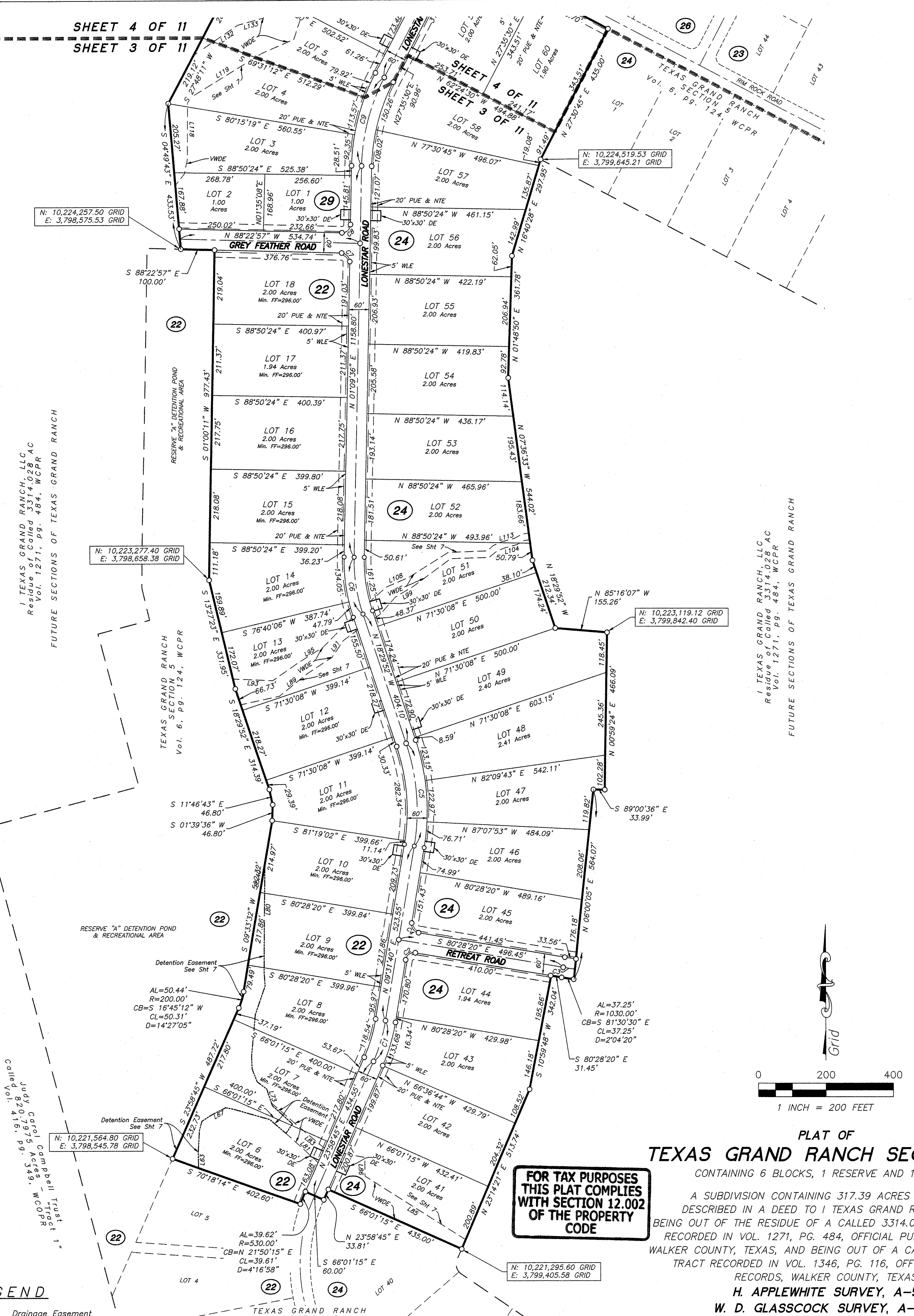
MARCH 2019

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

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

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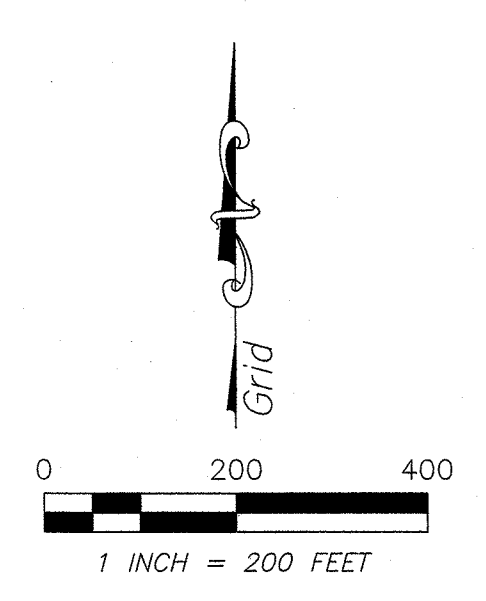
Job No. 18-050



I TEXAS GRAND RANCH, LLC
Residue of Called 3314.028 AC
Vol. 1271, pg. 484, WCPR
FUTURE SECTIONS OF TEXAS GRAND RANCH

I TEXAS GRAND RANCH, LLC
Residue of Called 3314.028 AC
Vol. 1271, pg. 484, WCPR
FUTURE SECTIONS OF TEXAS GRAND RANCH

Judy Carol Campbell Trust
Called 820.7975 Acres, WCPR
Vol. 416, pg. 1



**PLAT OF
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MARCH 2019

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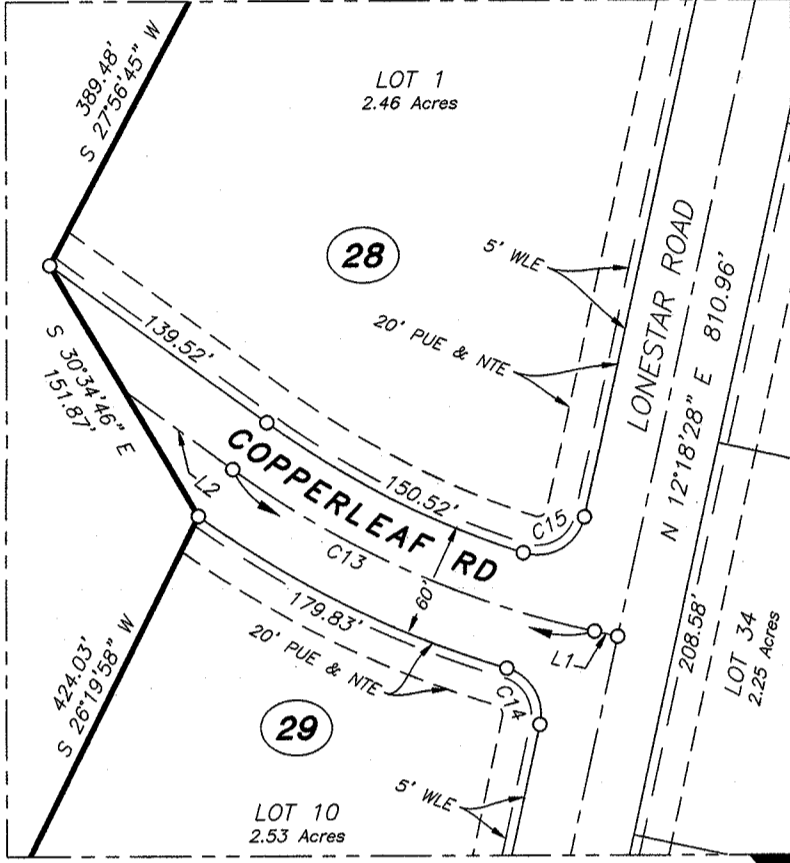
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DETAIL VIEW
(Not To Scale)



I TEXAS GRAND RANCH, LLC
Residue of Called 3314.028 AC
FUTURE SECTIONS OF TEXAS GRAND RANCH

N: 10,225,730.53 GRID
E: 3,799,087.98 GRID

SHEET 4 OF 11
SHEET 3 OF 11

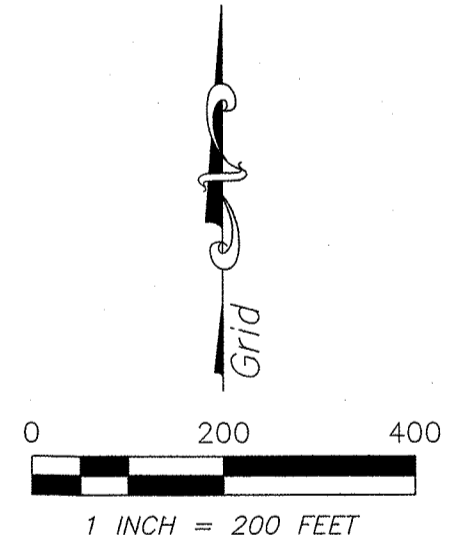
LEGEND

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Floodway Areas in Zone AE
Flood Zone AE

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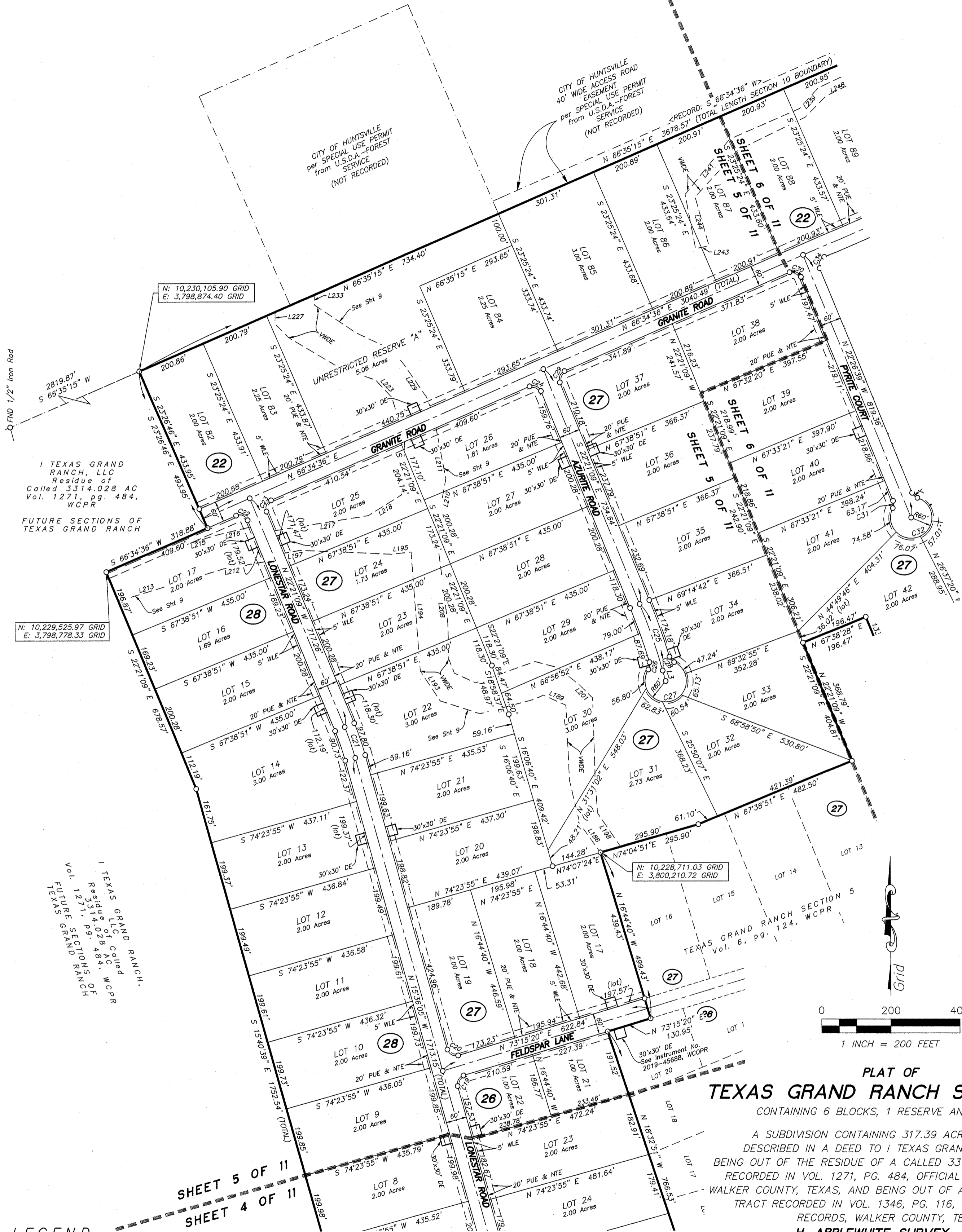
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MARCH 2019

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936-661-3325

Job No. 18-050

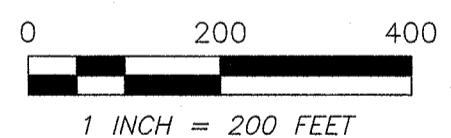
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1 TEXAS GRAND RANCH, LLC
 Residue of
 Called 3314.028 AC
 Vol. 1271, pg. 484,
 WCPR
 FUTURE SECTIONS OF
 TEXAS GRAND RANCH

N: 10,230,105.90 GRID
 E: 3,798,874.40 GRID

1 TEXAS GRAND RANCH, LLC
 Residue of
 Called 3314.028 AC
 Vol. 1271, pg. 484,
 WCPR
 FUTURE SECTIONS OF
 TEXAS GRAND RANCH



**PLAT OF
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 WALKER COUNTY, TEXAS**

MARCH 2019

NAMKEN, INC.
 P. O. Box 1158, New Waverly, TX 77358
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UNITED STATES OF AMERICA
Called 614 Ac. Tract J69
Vol. 92, pg. 295, WCDCR

I TEXAS GRAND RANCH LLC
Called 0.60 Acre
Vol. 1346, pg. 116, WCOPR
and
THE CITY OF HUNTSVILLE
Called 0.60 Acre Utility Easement
Vol. 1347, pg. 303, WCOPR

UNITED STATES OF AMERICA
Called 557 Ac. Tract J12a,
Vol. 82, pg. 131, WCDCR

N: 10,231,599.25 GRID
E: 3,802,322.99 GRID
FND. 1-1/4" Iron Pipe w/
Alum. cap mkd. "J12q J69"

N 66°30'54" E
79.48'

FND. 5/8" Iron Rod
w/cap mkd.
"J.S. MOORER, RPLS 1572"

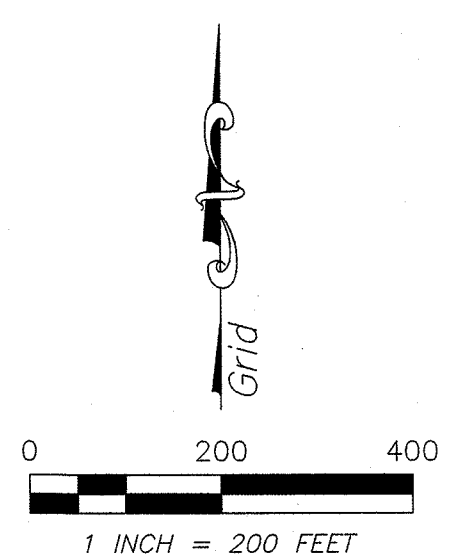
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E: 3,802,603.50 GRID

I TEXAS GRAND RANCH, LLC
Residue of
Called 3314.028 AC
Vol. 1271, pg. 484, WCPR

FUTURE SECTIONS OF
TEXAS GRAND RANCH

N: 10,229,647.26 GRID
E: 3,802,643.84 GRID

BFE 299'
See Note 3,
Sht 1



**PLAT OF
TEXAS GRAND RANCH SECTION 10**
CONTAINING 6 BLOCKS, 1 RESERVE AND 141 LOTS

A SUBDIVISION CONTAINING 317.39 ACRES OF LAND,
DESCRIBED IN A DEED TO I TEXAS GRAND RANCH, LLC
BEING OUT OF THE RESIDUE OF A CALLED 3314.028 ACRE TRACT
RECORDED IN VOL. 1271, PG. 484, OFFICIAL PUBLIC RECORDS,
WALKER COUNTY, TEXAS, AND BEING OUT OF A CALLED 0.60 ACRE
TRACT RECORDED IN VOL. 1346, PG. 116, OFFICIAL PUBLIC
RECORDS, WALKER COUNTY, TEXAS.

**H. APPLEWHITE SURVEY, A-57,
W. D. GLASSCOCK SURVEY, A-222,
AND J. B. WILSON SURVEY, A-607,
WALKER COUNTY, TEXAS**

MARCH 2019

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

LEGEND

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

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

- Floodway Areas in Zone AE
- Flood Zone AE

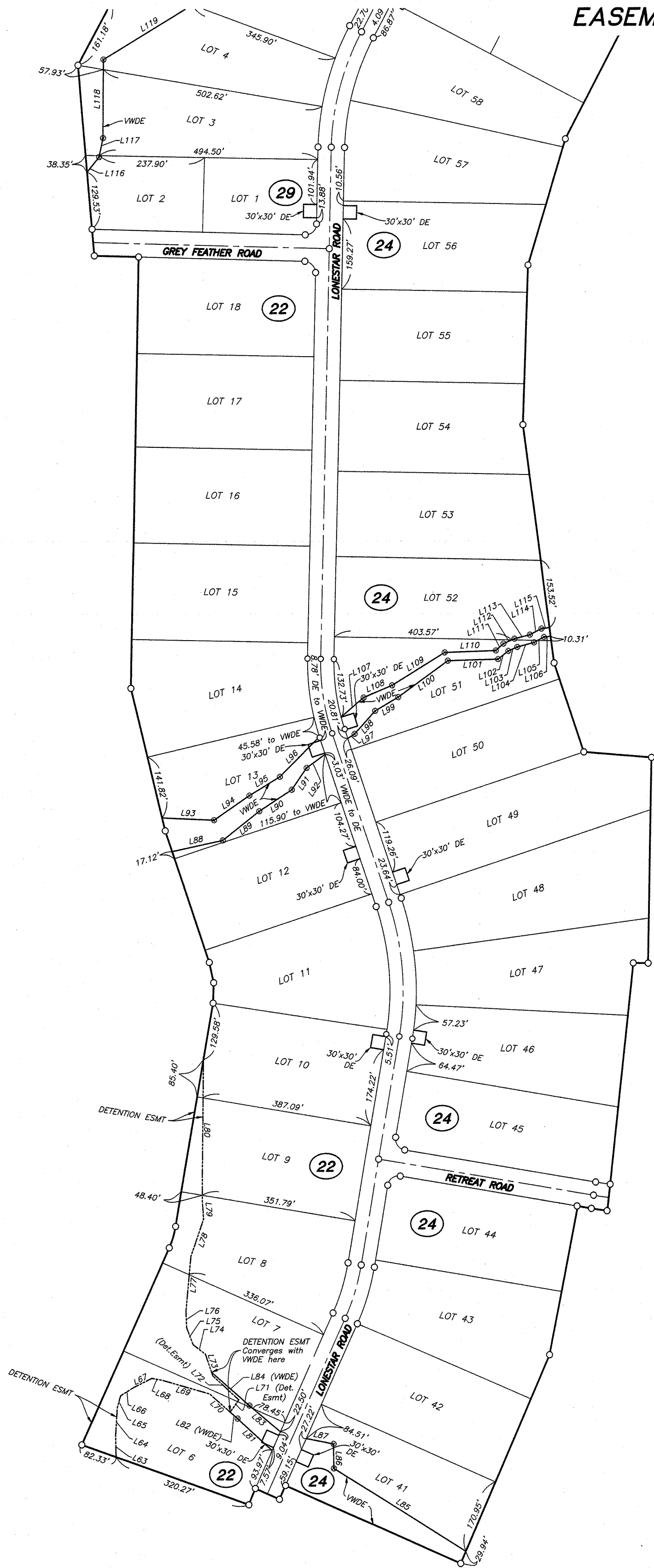
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2	Certifications and Dedications
3	Blocks 22, 24 & 29
4	Blocks 24, 26, 28 & 29
5	Blocks 22, 26, 27 & 28
6	Blocks 22 & 27
7	Detail View Blocks 22, 24 & 29, Curve & Line Tables
8	Detail View Blocks 24, 26, 28 & 29, Line Table
9	Detail View Blocks 22, 26, 27 & 28, Line Table
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11	Detention Easement & Line Table

ROW and Curve and Line Tables on Sheet 7

Job No. 18-050

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DETAIL VIEW BLOCKS 22, 24 & 29, CURVE & LINE TABLES FOR RIGHTS-OF-WAY AND DETENTION EASEMENT



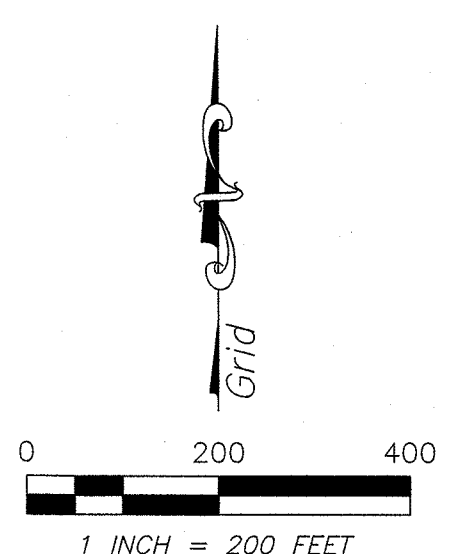
RIGHTS-OF-WAY CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	500.00'	126.11'	N 16°45'12" E	125.78'	14°27'05"
C2	25.00'	39.27'	N 54°31'40" E	35.36'	90°00'00"
C3	1000.00'	35.41'	S 81°29'12" E	35.41'	2°01'43"
C4	25.00'	39.27'	S 35°28'20" E	35.36'	90°00'00"
C5	630.00'	308.16'	S 04°29'06" E	305.09'	28°01'32"
C6	500.00'	171.55'	N 08°40'08" W	170.71'	19°39'28"
C7	27.31'	38.29'	S 43°38'19" E	35.23'	80°19'40"
C8	25.00'	39.47'	S 46°23'20" W	35.50'	90°27'27"
C9	600.00'	272.00'	S 14°36'16" W	269.68'	25°58'27"
C10	25.00'	39.27'	N 72°35'30" E	35.36'	90°00'00"
C11	25.00'	39.27'	S 17°24'30" E	35.36'	90°00'00"
C12	800.00'	213.40'	N 19°56'59" E	212.77'	15°17'02"
C13	500.00'	208.07'	N 65°46'15" W	206.57'	23°50'34"
C14	25.00'	37.35'	N 30°29'28" W	33.97'	85°35'51"
C15	25.00'	41.67'	N 60°03'16" E	37.01'	95°29'37"
C16	800.00'	86.04'	N 15°23'19" E	86.00'	6°09'43"
C17	500.00'	49.64'	N 15°37'33" E	49.61'	5°41'16"
C18	500.00'	247.69'	S 01°24'35" E	245.17'	28°23'00"
C19	25.00'	38.77'	N 28°49'37" E	35.00'	88°51'25"
C20	25.00'	39.77'	S 61°10'23" E	35.71'	91°08'35"
C21	800.00'	94.26'	N 18°58'37" W	94.21'	6°45'04"
C22	25.00'	39.74'	S 67°53'16" E	35.68'	91°04'15"
C23	25.00'	38.80'	N 22°06'44" E	35.02'	88°55'45"
C24	25.00'	39.74'	S 67°53'16" E	35.68'	91°04'15"
C25	1730.00'	203.84'	N 18°58'37" W	203.73'	6°45'04"
C26	25.00'	22.04'	S 08°31'37" W	21.34'	50°31'22"
C27	60.00'	292.53'	N 74°06'48" E	77.66'	279°20'58"
C28	25.00'	21.33'	S 41°07'19" E	20.69'	48°52'45"
C29	25.00'	38.80'	N 22°06'44" E	35.02'	88°55'45"
C30	25.00'	39.70'	S 67°56'01" E	35.66'	90°58'45"
C31	25.00'	21.68'	N 02°23'45" E	21.00'	49°40'47"
C32	60.00'	292.54'	N 67°33'21" E	77.65'	279°21'34"
C33	25.00'	21.68'	S 47°17'02" E	21.00'	49°40'47"
C34	25.00'	21.33'	N 22°03'59" E	35.05'	89°01'15"
C35	25.00'	39.74'	S 67°53'16" E	35.68'	91°04'15"
C36	25.00'	38.80'	N 22°06'44" E	35.02'	88°55'45"
C37	300.00'	96.53'	N 57°21'31" E	96.12'	18°26'11"
C38	25.00'	21.68'	N 72°58'49" E	21.00'	49°40'47"
C39	60.00'	292.54'	S 41°51'35" E	77.65'	279°21'34"
C40	25.00'	21.68'	N 23°18'01" E	21.00'	49°40'47"

RIGHTS-OF-WAY LINE TABLE

LINE	BEARING	DISTANCE
L1	N 77°41'32" W	12.40'
L2	N 53°50'58" W	69.76'
L3	S 15°36'05" E	31.41'

DETENTION EASEMENT LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L63	N 01°15'42" W	47.36'	L72	N 47°31'01" W	80.40'
L64	N 03°20'50" E	64.64'	L73	N 18°27'25" W	52.04'
L65	N 15°33'48" E	27.80'	L74	N 52°37'03" W	35.23'
L66	N 57°45'02" E	34.84'	L75	N 21°23'27" W	40.64'
L67	N 63°06'12" E	46.35'	L76	N 02°29'55" W	37.88'
L68	S 79°16'45" E	23.37'	L77	N 05°16'05" E	124.02'
L69	S 73°57'12" E	112.15'	L78	N 18°59'24" E	89.16'
L70	S 48°54'04" E	62.62'	L79	N 03°35'03" W	42.24'
L71	N 35°14'59" E	33.97'	L80	N 00°29'03" E	318.85'



PLAT OF TEXAS GRAND RANCH SECTION 10

CONTAINING 6 BLOCKS, 1 RESERVE AND 141 LOTS

A SUBDIVISION CONTAINING 317.39 ACRES OF LAND, DESCRIBED IN A DEED TO I TEXAS GRAND RANCH, LLC BEING OUT OF THE RESIDUE OF A CALLED 3314.028 ACRE TRACT RECORDED IN VOL. 1271, PG. 484, OFFICIAL PUBLIC RECORDS, WALKER COUNTY, TEXAS, AND BEING OUT OF A CALLED 0.60 ACRE TRACT RECORDED IN VOL. 1346, PG. 116, OFFICIAL PUBLIC RECORDS, WALKER COUNTY, TEXAS.

H. APPLEWHITE SURVEY, A-57,
W. D. GLASSCOCK SURVEY, A-222,
AND J. B. WILSON SURVEY, A-607,
WALKER COUNTY, TEXAS

MARCH 2019

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

LEGEND

- DE Drainage Easement
- Min. FF Minimum Finished Floor Elevation
- NTE Nature Trail Easement
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- WLE Waterline Easement
- WCDR Walker County Deed Records
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- Set 5/8" Iron Rod w/cap marked "MICHAEL A. NAMKEN RPLS 6533", UNLESS otherwise noted
- Block Number
- Det.Esmt Detention Easement
- Floodway Areas in Zone AE
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**FOR TAX PURPOSES
THIS PLAT COMPLIES
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Job No. 18-050

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DETAIL VIEW BLOCKS 24, 26, 28 & 29 AND LINE TABLES

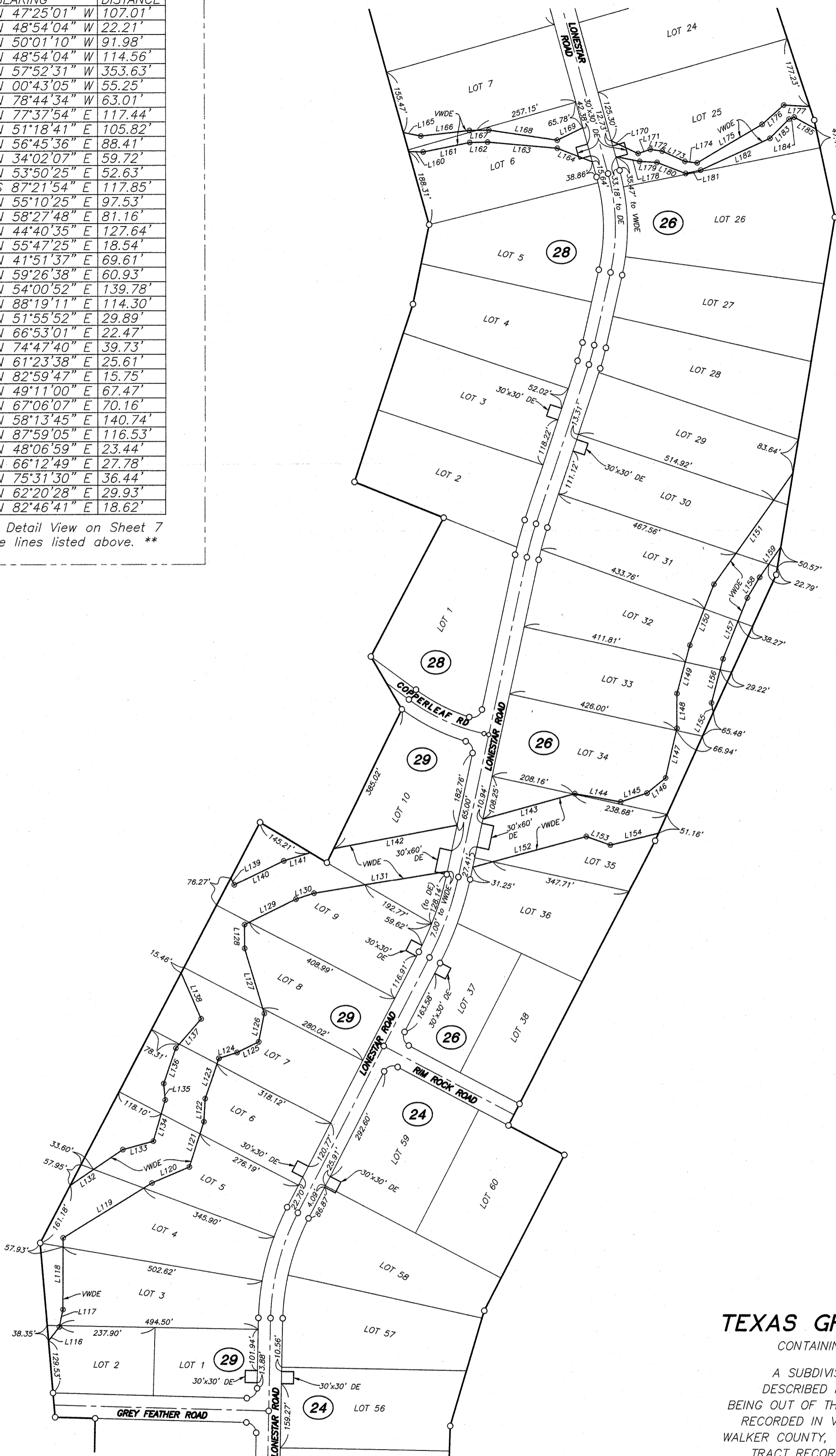
VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L81	N 47°25'01" W	107.01'
L82	N 48°54'04" W	22.21'
L83	N 50°01'10" W	91.98'
L84	N 48°54'04" W	114.56'
L85	N 57°52'31" W	353.63'
L86	N 00°43'05" W	55.25'
L87	N 78°44'34" W	63.01'
L88	N 77°37'54" E	117.44'
L89	N 51°18'41" E	105.82'
L90	N 56°45'36" E	88.41'
L91	N 34°02'07" E	59.72'
L92	N 53°50'25" E	52.63'
L93	S 87°21'54" E	117.85'
L94	N 55°10'25" E	97.53'
L95	N 58°27'48" E	81.16'
L96	N 44°40'35" E	127.64'
L97	N 55°47'25" E	18.54'
L98	N 41°51'37" E	69.61'
L99	N 59°26'38" E	60.93'
L100	N 54°00'52" E	139.78'
L101	N 88°19'11" E	114.30'
L102	N 51°55'52" E	29.89'
L103	N 66°53'01" E	22.47'
L104	N 74°47'40" E	39.73'
L105	N 61°23'38" E	25.61'
L106	N 82°59'47" E	15.75'
L107	N 49°11'00" E	67.47'
L108	N 67°06'07" E	70.16'
L109	N 58°13'45" E	140.74'
L110	N 87°59'05" E	116.53'
L111	N 48°06'59" E	23.44'
L112	N 66°12'49" E	27.78'
L113	N 75°31'30" E	36.44'
L114	N 62°20'28" E	29.93'
L115	N 82°46'41" E	18.62'

** See Detail View on Sheet 7 for the lines listed above. **

VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L116	N 38°05'11" E	43.77'
L117	N 11°39'38" E	43.91'
L118	N 00°15'46" E	177.76'
L119	N 58°29'24" E	259.52'
L120	N 66°51'44" E	101.22'
L121	N 17°59'41" E	117.88'
L122	N 03°20'55" E	57.35'
L123	N 19°18'18" E	104.68'
L124	N 72°11'28" E	47.91'
L125	N 63°56'11" E	59.93'
L126	N 11°18'45" E	71.12'
L127	N 16°45'44" W	169.13'
L128	N 00°19'14" W	58.74'
L129	N 63°49'37" E	141.30'
L130	N 71°54'28" E	47.16'
L131	N 80°50'11" E	338.11'
L132	N 55°58'25" E	158.03'
L133	N 74°49'08" E	78.82'
L134	N 16°18'43" E	106.89'
L135	N 05°32'02" W	40.47'
L136	N 19°20'15" E	92.33'
L137	N 41°17'48" E	96.28'
L138	N 23°44'59" W	124.64'
L139	S 25°45'48" E	18.91'
L140	N 64°14'12" E	136.00'
L141	N 72°53'51" E	69.11'
L142	N 79°27'22" E	314.64'
L143	N 74°47'14" E	237.91'
L144	S 79°48'30" E	115.92'
L145	N 71°44'35" E	69.48'
L146	N 51°13'07" E	59.69'
L147	N 13°11'22" E	126.51'
L148	N 00°03'25" E	86.11'
L149	N 15°08'36" E	123.67'
L150	N 22°01'02" E	163.00'
L151	N 35°31'02" E	339.04'
L152	N 75°08'21" E	294.19'
L153	S 70°20'21" E	63.27'
L154	N 76°19'06" E	123.84'
L155	N 11°16'05" W	23.40'
L156	N 14°45'32" E	112.67'
L157	N 22°03'21" E	163.00'
L158	N 30°55'59" E	59.89'
L159	N 34°59'01" E	91.45'
L160	S 88°11'20" E	36.26'
L161	N 78°53'48" E	119.07'
L162	N 88°37'58" E	44.44'
L163	N 84°47'56" E	175.03'
L164	S 68°55'11" E	94.04'
L165	N 78°31'43" E	44.19'
L166	N 83°45'11" E	122.94'
L167	N 88°54'08" E	48.04'
L168	S 81°26'54" E	172.98'
L169	N 64°19'08" E	71.42'
L170	N 64°42'33" E	73.58'
L171	N 71°17'18" E	32.34'
L172	N 81°35'37" E	29.94'
L173	S 65°29'15" E	62.18'
L174	S 83°09'41" E	31.11'
L175	N 59°30'47" E	188.31'
L176	N 48°24'40" E	71.99'
L177	S 86°44'20" E	65.20'
L178	N 78°33'01" E	60.87'
L179	S 86°33'12" E	43.46'
L180	S 68°55'14" E	76.54'
L181	N 77°38'56" E	38.54'
L182	N 65°34'01" E	190.16'
L183	N 44°45'14" E	67.05'
L184	N 69°41'00" E	14.29'
L185	S 61°37'43" E	62.26'



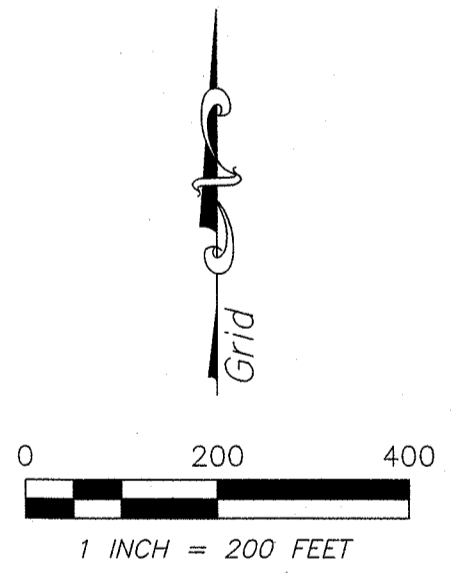
LEGEND

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DETAIL VIEW BLOCKS 22, 26, 27 & 28 AND LINE TABLE

VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L160	S 88°11'20" E	36.26'	L197	S 80°27'33" W	49.53'
L161	N 78°53'48" E	119.07'	L198	N 34°33'43" W	118.42'
L162	N 88°37'58" E	44.44'	L199	N 03°41'23" W	105.07'
L163	S 84°47'56" E	175.03'	L200	N 01°43'54" W	227.91'
L164	S 68°55'11" E	94.04'	L201	N 45°29'57" W	53.03'
L165	S 78°31'43" E	44.19'	L202	N 51°08'49" W	80.16'
L166	N 83°45'11" E	122.94'	L203	N 75°05'27" W	68.82'
L167	N 88°54'08" E	48.04'	L204	S 70°39'45" W	183.72'
L168	S 81°26'54" E	172.98'	L205	N 65°52'28" W	67.96'
L169	N 64°19'08" E	71.42'	L206	N 21°52'25" W	43.87'
L170	S 64°42'33" E	73.58'	L207	N 01°22'41" W	103.80'
L171	N 71°17'18" E	32.34'	L208	N 07°17'14" W	216.00'
L172	S 81°35'37" E	29.94'	L209	N 02°24'53" E	110.16'
L173	S 65°29'15" E	62.18'	L210	N 10°48'40" E	95.91'
L174	S 83°09'41" E	31.11'	L211	N 11°04'24" W	149.76'
L175	N 59°30'47" E	188.31'	L212	S 80°28'10" W	119.55'
L176	N 48°24'40" E	71.99'	L213	S 73°06'58" W	319.88'
L177	S 86°44'20" E	65.20'	L214	S 81°36'02" E	25.63'
L178	S 78°33'01" E	60.87'	L215	N 73°16'38" E	137.23'
L179	S 86°33'12" E	43.46'	L216	N 76°31'23" E	98.61'
L180	S 68°55'14" E	76.54'	L217	N 81°09'37" E	274.67'
L181	N 77°38'56" E	38.54'	L218	N 58°20'42" E	112.97'
L182	N 65°34'01" E	190.16'	L219	N 25°32'07" E	54.06'
L183	N 44°45'14" E	67.05'	L220	N 14°39'18" W	58.13'
L184	N 69°41'00" E	14.29'	L221	N 01°54'35" E	49.40'
L185	S 61°37'43" E	62.26'	L222	N 17°07'48" W	72.93'
L186	N 35°40'47" W	102.21'	L223	N 43°15'58" W	67.64'
L187	N 13°21'57" W	128.69'	L224	N 70°07'52" W	121.16'
L188	N 02°39'55" W	217.91'	L225	N 59°07'52" W	161.35'
L189	N 65°57'12" W	71.18'	L226	N 44°13'13" W	55.66'
L190	S 67°10'47" W	32.61'	L227	N 00°18'06" W	34.38'
L191	S 75°30'35" W	160.45'	L228	N 20°44'27" W	31.54'
L192	N 72°10'49" W	122.32'	L229	N 34°45'29" W	113.73'
L193	N 33°42'29" W	103.58'	L230	N 38°54'08" W	56.90'
L194	N 04°21'11" W	345.29'	L231	N 65°10'10" W	115.36'
L195	S 83°58'57" W	58.48'	L232	N 55°59'15" W	144.94'
L196	N 87°16'42" W	262.28'	L233	N 03°58'16" W	29.44'



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PLAT OF TEXAS GRAND RANCH SECTION 10

CONTAINING 6 BLOCKS, 1 RESERVE AND 141 LOTS

A SUBDIVISION CONTAINING 317.39 ACRES OF LAND, DESCRIBED IN A DEED TO I TEXAS GRAND RANCH, LLC BEING OUT OF THE RESIDUE OF A CALLED 3314.028 ACRE TRACT RECORDED IN VOL. 1271, PG. 484, OFFICIAL PUBLIC RECORDS, WALKER COUNTY, TEXAS, AND BEING OUT OF A CALLED 0.60 ACRE TRACT RECORDED IN VOL. 1346, PG. 116, OFFICIAL PUBLIC RECORDS, WALKER COUNTY, TEXAS.

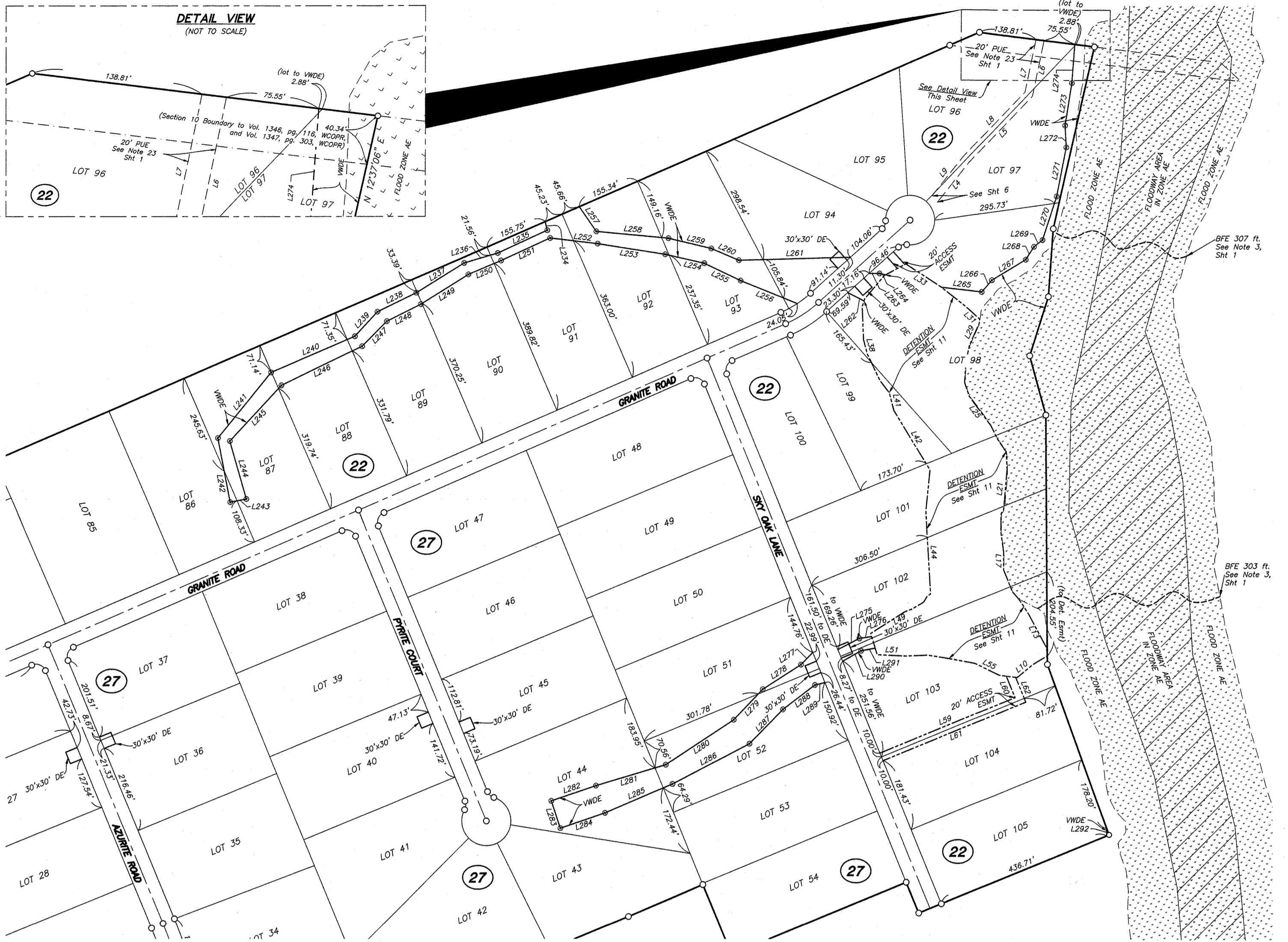
**H. APPLEWHITE SURVEY, A-57,
W. D. GLASSCOCK SURVEY, A-222,
AND J. B. WILSON SURVEY, A-607,
WALKER COUNTY, TEXAS**

MARCH 2019

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

Job No. 18-050

DETAIL VIEW BLOCKS 22 & 27 AND LINE TABLES



20' UTILITY EASEMENT LINE TABLE - SEE NOTE No. 23

LINE	BEARING	DISTANCE
L4	N 38°31'34" E	126.39'
L5	N 43°37'34" E	221.37'
L6	N 11°42'45" E	137.99'
L7	S 11°42'45" W	130.63'
L8	S 43°37'34" W	216.54'
L9	S 38°31'34" W	123.41'

VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT LINE TABLES

LINE	BEARING	DISTANCE
L234	S 13°20'12" E	21.58'
L235	S 65°29'02" W	133.83'
L236	S 73°42'09" W	86.13'
L237	S 57°58'51" W	137.70'
L238	S 64°12'27" W	104.72'
L239	S 42°20'23" W	80.98'
L240	S 66°38'46" W	222.13'
L241	S 39°01'57" W	205.32'
L242	S 10°54'24" E	159.40'
L243	N 78°32'47" E	40.00'
L244	N 15°54'15" W	146.92'
L245	N 42°43'59" E	184.63'
L246	N 64°13'12" E	218.00'
L247	N 44°23'28" E	85.24'
L248	N 63°39'28" E	92.75'
L249	N 57°54'28" E	136.74'
L250	N 67°03'05" E	87.27'
L251	N 65°27'40" E	132.51'
L252	S 83°08'19" E	117.28'
L253	S 81°03'32" E	167.62'
L254	S 77°12'31" E	98.50'
L255	S 64°36'21" E	99.20'
L256	S 68°13'45" E	150.27'
L257	S 34°49'36" E	73.15'
L258	S 84°36'47" E	177.36'
L259	S 76°40'22" E	108.60'
L260	S 66°56'38" E	73.44'
L261	N 88°23'18" E	275.32'
L262	S 63°11'06" E	44.91'
L263	S 89°57'49" E	25.51'

LINE	BEARING	DISTANCE
L264	S 76°49'23" E	15.05'
L265	S 83°33'14" E	98.79'
L266	N 40°28'51" E	38.26'
L267	N 58°39'07" E	96.32'
L268	N 32°47'54" E	37.31'
L269	N 51°58'23" E	26.45'
L270	N 18°01'08" E	111.64'
L271	N 10°56'09" E	122.12'
L272	N 03°05'12" W	53.43'
L273	N 08°54'29" E	104.18'
L274	N 04°08'41" E	94.43'
L275	N 62°55'23" E	59.31'
L276	N 81°32'58" E	30.39'
L277	S 44°18'27" W	41.81'
L278	S 57°36'03" W	111.77'
L279	S 43°47'18" W	103.06'
L280	S 56°37'34" W	199.09'
L281	S 73°17'07" W	178.34'
L282	S 71°22'43" W	116.12'
L283	S 18°37'17" E	70.00'
L284	N 71°22'43" E	116.12'
L285	N 66°52'44" E	179.33'
L286	N 62°25'39" E	212.82'
L287	N 44°35'37" E	117.69'
L288	N 52°50'43" E	98.23'
L289	N 77°01'33" E	25.98'
L290	N 60°33'23" E	51.84'
L291	N 79°35'48" E	35.32'
L292	S 01°35'33" W	18.26'

LEGEND

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

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

- Floodway Areas in Zone AE
- Flood Zone AE

INDIVIDUAL SHEETS INDEX	
SHT No.	CONTENTS
1	Vicinity Map, Notes, Sheet Number Layout
2	Certifications and Dedications
3	Blocks 22, 24 & 29
4	Blocks 24, 26, 28 & 29
5	Blocks 22, 26, 27 & 28
6	Blocks 22 & 27
7	Detail View Blocks 22, 24 & 29, Curve & Line Tables
8	Detail View Blocks 24, 26, 28 & 29, Line Table
9	Detail View Blocks 22, 26, 27 & 28, Line Table
10	Detail View Blocks 22 & 27, Line Table
11	Detention Easement & Line Table

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MARCH 2019

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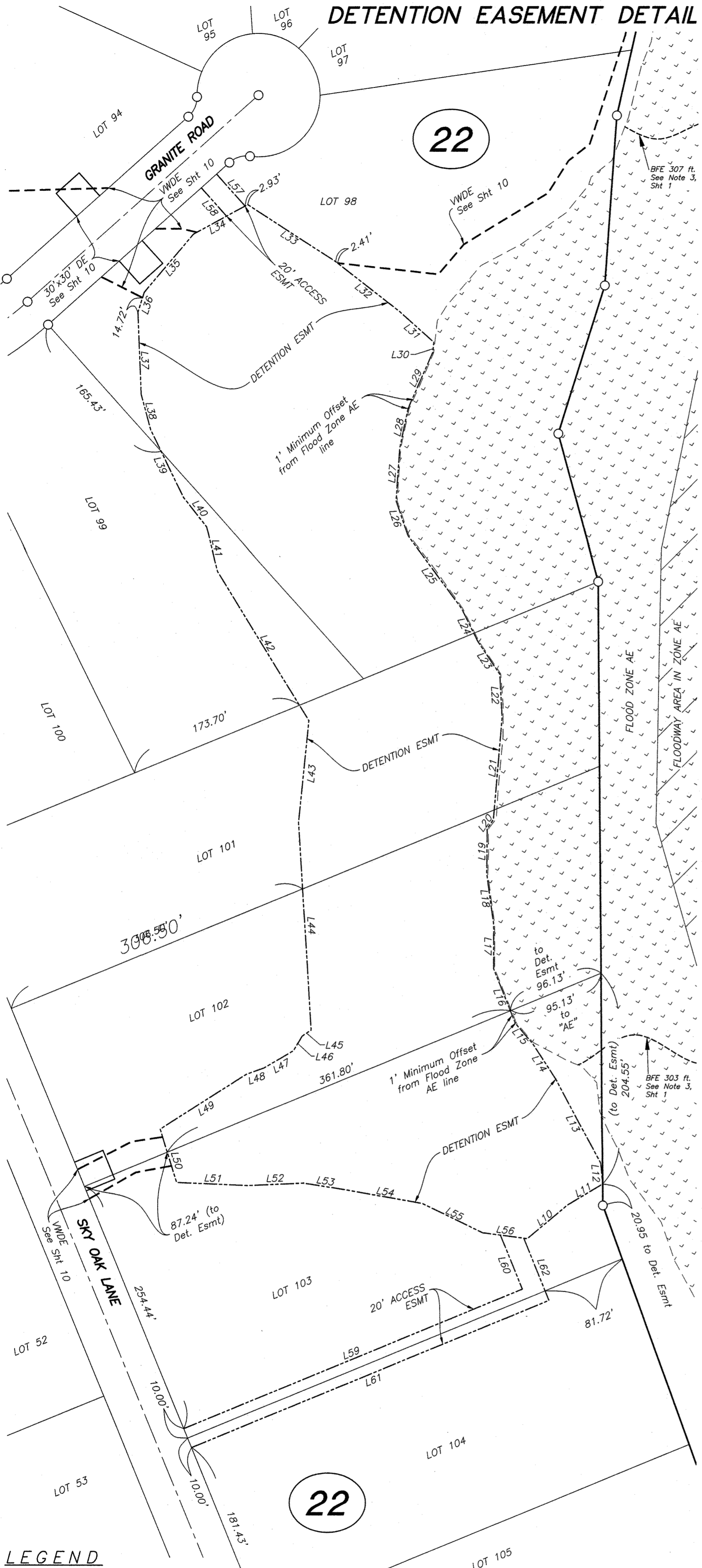
Job No. 18-050

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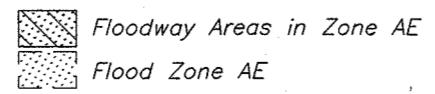
DETENTION EASEMENT DETAIL VIEW & LINE TABLE

DETENTION EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L10	N 50°25'04" E	51.68'
L11	N 59°13'09" E	39.79'
L12	N 05°16'22" W	20.00'
L13	N 28°20'58" W	92.59'
L14	N 33°17'39" W	41.97'
L15	N 40°58'34" W	25.72'
L16	N 22°06'35" W	57.03'
L17	N 00°02'01" W	43.57'
L18	N 07°56'52" W	49.14'
L19	N 00°34'15" E	44.04'
L20	N 33°41'00" E	10.89'
L21	N 04°47'47" E	99.39'
L22	N 03°03'19" W	42.53'
L23	N 34°10'02" W	38.42'
L24	N 26°37'13" W	35.80'
L25	N 36°34'04" W	88.25'
L26	N 19°02'28" W	35.48'
L27	N 03°49'07" E	51.80'
L28	N 12°00'23" E	38.78'
L29	N 23°36'10" E	59.80'
L30	N 06°21'17" E	10.01'
L31	N 48°25'33" W	44.71'
L32	N 51°56'15" W	79.24'
L33	N 57°03'36" W	102.07'
L34	S 61°33'21" W	60.06'
L35	S 40°03'07" W	74.15'
L36	S 17°39'34" W	20.35'
L37	S 02°23'23" E	79.83'
L38	S 15°03'05" E	35.87'
L39	S 25°49'53" E	73.04'
L40	S 38°04'22" E	36.77'
L41	S 14°24'35" E	44.32'
L42	S 31°34'44" E	170.05'
L43	S 05°39'01" W	99.83'
L44	S 03°29'56" E	202.32'
L45	S 55°14'49" W	10.54'
L46	S 30°54'20" W	16.30'
L47	S 59°15'49" W	33.07'
L48	S 70°11'01" W	18.60'
L49	S 57°34'55" W	99.58'
L50	S 17°11'59" E	53.95'
L51	S 87°30'56" E	69.47'
L52	N 87°27'39" E	54.72'
L53	S 80°59'08" E	42.60'
L54	S 79°53'03" E	74.76'
L55	S 64°11'57" E	65.34'
L56	S 82°38'56" E	43.96'
L57	S 41°51'35" E	41.80'
L58	S 41°51'35" E	37.03'
L59	N 67°38'51" E	357.23'
L60	N 22°21'09" W	56.60'
L61	N 67°38'51" E	377.23'
L62	N 22°21'09" W	65.20'



- LEGEND**
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0 80 120
1 INCH = 80 FEET INSIDE DETAIL VIEW
** THIS SHEET ONLY **

PLAT OF TEXAS GRAND RANCH SECTION 10
CONTAINING 6 BLOCKS, 1 RESERVE AND 141 LOTS

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