



VICINITY MAP
Not To Scale

LEGEND

- 1/4" DIAM 3/8" DIA OR 1/2" DIA, AS NOTED
- 1/2" DIA 3/8" DIA OR 1/2" DIA, AS NOTED
- 1/2" DIA 3/8" DIA OR 1/2" DIA, AS NOTED
- PUBLIC UTILITY CONDUIT
- WALKER COUNTY DEED RECORDS
- WALKER COUNTY OFFICIAL PUBLIC RECORDS
- WALKER COUNTY OFFICIAL PLAT RECORDS
- WALKER COUNTY PLAT RECORDS

LINK	BEARING	DISTANCE
L1	N 44°37'32" E	114.97'
L2	S 47°20'56" E	60.01'
L3	N 44°37'32" E	1100.08'

APPROVAL OF THE PLANNING COMMISSION

This plat has been submitted to and approved by the Planning and Zoning Commission of the City of Huntsville, Texas, with respect to the platting of the land and is hereby approved by the Commission.

Dated this 19th day of September, 2019.

BO Woods
Chairman

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 right-of-way.

Dated this 20th day of September, 2019.

Y.S. [Signature]
City of Huntsville City Engineer

CERTIFICATION BY THE CITY PLANNING OFFICER

I, the undersigned, Planning Officer of the City of Huntsville, Texas, hereby certify that the plat conforms to the City Comprehensive Plan, and all applicable laws, ordinances and resolutions of the City of Huntsville, Texas.

Dated this 20th day of September, 2019.

Janet Ridley
City of Huntsville Planning Officer

NOTES:

- The purpose of this show plat is to create RIDGE VIEW ESTATES out of the residue of the called 03.138 acre tract described in but, no. 47240, Walker County Official Platbook, containing four (4) lots and to dedicate to the public the 0.17 acre road right-of-way as shown herein.
- All Owners, Holders, Conveyances and Acquis between and referred to the Texas State Plane Coordinate System, Central Zone, NAD 83, and the City of Huntsville Planning Central Meridian and based on Central Meridian No. 7252, having meridional coordinates at W 102°23'20.151" East, T 10222.056430 North, and as shown on the plat.
- Based on FEMA Inundation Map, revised 10 August 2014, Walker County #817540, Rev. No. 4847104050, Flood 00A00, this property is located within Flood Hazard Zone "X" OTHER AREAS (areas determined to be outside the 0.25 critical storm floodway).
- All public easements shown on the plat are hereby dedicated to the use of the public forever. Any public utility including the City of Huntsville and/or Walker County shall have the right always to ingress and egress to and from and upon these easements for construction, reconstruction, inspection, maintaining and using to or removing all or parts of its respective systems without the necessity of any form of petition of the property owner. Any public utility, including the City of Huntsville and/or Walker County, shall have the right to move and keep removed all or part of any building, fence, frame, structure, other structure or part, whether the City of Huntsville and/or Walker County nor any public utility shall be responsible for replacing or rebuilding the property owner due to removal or relocation of any structures to the public easements.
- All lot setbacks are as follows: 30' front Building Line along road right-of-way; 10' Building Line along the Side and Rear lot lines of all lots.
- This survey was completed without an Abstract of Title. There may be easements and other matters not shown herein.

DRAINAGE ACCEPTANCE NOTE:

All lot within the subdivision and the owners thereof must continue to accept all existing drainage flows and drainage structures to places of the form of the developed shall use a part of or necessary to the public roads infrastructure or public system of drainage to additional to all other flow of water including or causing the property.

CERTIFICATE OF OWNERSHIP AND EXECUTION

STATE OF TEXAS,
COUNTY OF WALKER

We, the undersigned, owners of the land shown on this plat, and designated in the MANU PLAT OF RIDGE VIEW ESTATES to the City of Huntsville, Walker County, Texas, and whose name is subscribed herein, do hereby dedicate to the use of the public forever all streets, parks, easements and public places shown thereon for the purpose and consideration therein expressed.

Marshall Elmore (MARSHALL ELMORE)
Ronnic Fletcher (RONNIC FLETCHER)
AME ELMORE
WENESSA ELMORE

RODNEY CROSBY
Notary Public, State of Texas
Comm. Expires 08-06-2023
Notary ID 124437289

RODNEY CROSBY
Notary Public, State of Texas
Comm. Expires 08-06-2023
Notary ID 124437289

ELMIRE PROPERTIES LP

NOTARY PUBLIC ACKNOWLEDGMENT

STATE OF TEXAS,
COUNTY OF WALKER

This instrument was acknowledged before me on the 18th day of September, 2019, by MARSHALL ELMORE.

NOTARY PUBLIC ACKNOWLEDGMENT

STATE OF TEXAS,
COUNTY OF WALKER

This instrument was acknowledged before me on the 18th day of September, 2019, by RONNIC FLETCHER.

AME ELMORE
Notary Public for State of Texas

RODNEY CROSBY
Notary Public, State of Texas
Comm. Expires 08-06-2023
Notary ID 124437289

AME ELMORE
Notary Public for State of Texas

RODNEY CROSBY
Notary Public, State of Texas
Comm. Expires 08-06-2023
Notary ID 124437289

NOTARY PUBLIC ACKNOWLEDGMENT

STATE OF TEXAS,
COUNTY OF WALKER

This instrument was acknowledged before me on the 18th day of September, 2019, by AME ELMORE.

NOTARY PUBLIC ACKNOWLEDGMENT

STATE OF TEXAS,
COUNTY OF WALKER

This instrument was acknowledged before me on the 18th day of September, 2019, by WENESSA ELMORE.

AME ELMORE
Notary Public for State of Texas

NOTARY PUBLIC ACKNOWLEDGMENT
STATE OF TEXAS,
COUNTY OF WALKER

This instrument was acknowledged before me on the _____ day of _____, 20____, by _____.

Notary Public for State of Texas



CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS,
COUNTY OF WALKER

I, Paul A. French, County Clerk of and for Walker County, do hereby certify that this plat with its certificates of subdivision was filed for record in my office the 23rd day of September, 2019, in the Plat Records of Walker County in Volume 6, Page 183.

Paul A. French
Not A. French, County Clerk
Walker County, Texas

Kari A. French, Deputy Clerk

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

CERTIFICATION BY THE SURVEYOR

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

Michael A. Hamken
Michael A. Hamken
Registered Professional Land Surveyor No. 6553



OWNER(S) / DEVELOPER(S)
- MARSHALL ELMORE
- RONNIC FLETCHER
- AME ELMORE
- WENESSA ELMORE
- ELMIRE PROPERTIES LP
P. O. Box 680
Walker, Texas 75778

MINOR PLAT OF
RIDGE VIEW ESTATES
ELIZABETH RIDGEWAY SURVEY, A-472
IN THE ETJ OF THE CITY OF HUNTSVILLE
WALKER COUNTY, TEXAS

SURVEYED JULY 2019

NAMKEN, INC.
P. O. Box 1156, New Waverly, TX 77358
TSP/LP Firm No. 10184050
936-661-3325