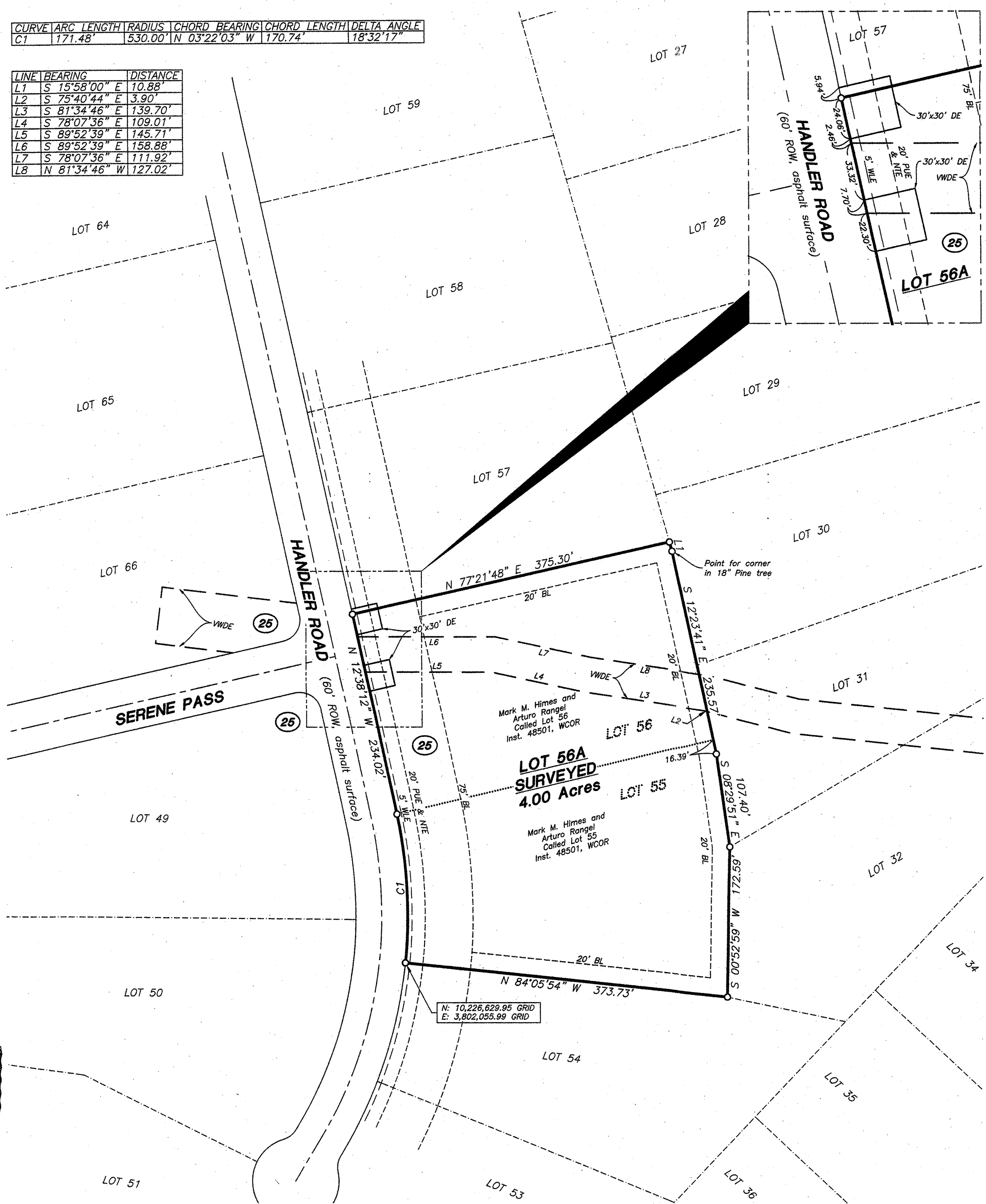


VICINITY MAP
Not To Scale

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	171.48'	530.00'	N 03°22'03" W	170.74'	18°32'17"

LINE	BEARING	DISTANCE
L1	S 15°58'00" E	10.98'
L2	S 75°40'44" E	3.90'
L3	S 81°34'46" E	139.70'
L4	S 81°07'36" E	109.01'
L5	S 78°52'39" E	145.71'
L6	S 89°52'39" E	158.88'
L7	S 78°07'36" E	111.92'
L8	N 81°34'46" W	127.02'



LEGEND

- SET/FOUND 5/8" Iron Rod w/cap marked "MICHAEL A. NAMKEN RPLS 6533", UNLESS OTHERWISE NOTED
- PUE & NTE Public Utility Easement & Nature Trail Easement
- VWDE Variable Width Private Drainage Easement
- WLE Water Line Easement
- WCOR Walker County Deed Records
- WCOPR Walker County Official Public Records
- WCOPR Walker County Plat Records
- (25) Block Number

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS,
COUNTY OF WALKER.

We, the undersigned, owners of the land shown on this plat, and designated as the MINOR PLAT OF LOT 56A, BLOCK 25, TEXAS GRAND RANCH SECTION 7 in 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, easements and public places shown thereon for the purpose and consecration therein expressed.

Mark M. Himes
MARK M. HIMES

Arturo Rangel
ARTURO RANGEL

OWNER DEVELOPER
MARK M. HIMES, ARTURO RANGEL
2506 Creekleaf Road
Houston, Texas 77068

JANET J RIDLEY
Notary Public, State of Texas
Comm. Expires 02-01-2022
Notary ID 12816739-3

NOTARY PUBLIC ACKNOWLEDGEMENT

STATE OF TEXAS,
COUNTY OF WALKER.

This Instrument was acknowledged before me on the 30th day of

October 2019 by MARK M. HIMES.

Janet J. Ridley
Notary Public for State of Texas

JANET J RIDLEY
Notary Public, State of Texas
Comm. Expires 02-01-2022
Notary ID 12816739-3

NOTARY PUBLIC ACKNOWLEDGEMENT

STATE OF TEXAS,
COUNTY OF WALKER.

This Instrument was acknowledged before me on the 30th day of

October 2019 by ARTURO RANGEL.

Janet J. Ridley
Notary Public for State of Texas

CERTIFICATION BY THE CITY PLANNING OFFICER

I, the undersigned, Planning Officer of the 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, TX.

Dated this 30th day of October 2019.

Janet Ridley
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 30th day of October 2019.

James P. Wilson
City of Huntsville City Engineer

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

CERTIFICATION BY THE COUNTY CLERK

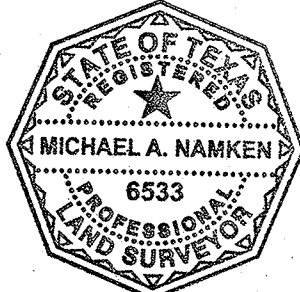
STATE OF TEXAS,
COUNTY OF WALKER.

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

31st day of October 2019 in the Plat Records of

Walker County in Volume 6 Page 191

Kari A. French
Kari A. French, County Clerk
Walker County, Texas



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.

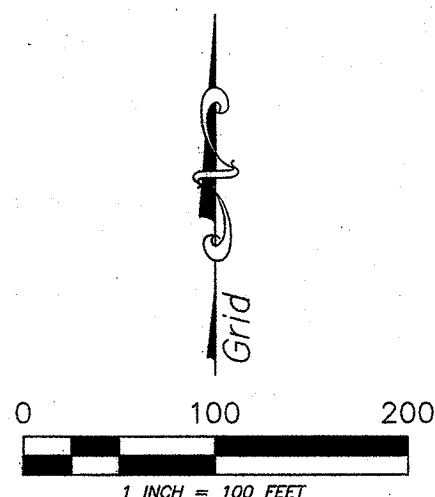
Michael A. Namken
Michael A. Namken
Registered Professional Land Surveyor No. 6533

NOTES:

- The Plat of TEXAS GRAND RANCH, SECTION 7 is recorded in Volume 6, Page 140 of the Plat Records, Walker County Texas.
- The purpose of this Minor Plat is to combine Lots 55 and 56, Block 25, Texas Grand Ranch Section 7 into one LOT (56A) as shown hereon.
- All Bearings, Distances, Coordinates and Areas hereon are Grid and referenced to the Texas State Plane Coordinate System, Central Zone, NAD 83, and the City of Huntsville Mapping Control Network and based on Control Monument No. 7262, having published coordinates of N=10,231,650.757 feet, E=3,802,753.195 feet, Elev.=312.869 feet and GPS observations. Distances may be converted to geodetic horizontal (surface) by dividing by a Combined Scale factor of 0.999988.
- Based on FEMA Insurance Maps, revised 16 August 2011, Walker County #481042, Map No. 48471C0370D, Panel 0370D, this property is located within Flood Hazard Zone "X" OTHER AREAS (areas determined to be outside the 0.2% annual chance floodplain).
- LOT 56A is subject to Reservation and Restrictions as recorded in Volume 1261, page 102, Official Public Records, Walker County, Texas. All Lot setbacks shall be in accordance with the recorded covenants, conditions and restrictions for Texas Grand Ranch:
- 75' Front Building Line
- 20' Side and Rear Building Lines
- All public easements denoted 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 of ingress and egress to and from and upon these easements for construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of getting the permission of the property owner. Any public utility, including the City of Huntsville and/or Walker County, 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 systems on any of the easements shown on this plat. Neither the City of Huntsville and/or Walker County nor any public utility shall be responsible for replacing or reimbursing the property owner due to removal or relocation of any obstructions in the public easements.
- This survey was completed without an Abstract of Title. There may be easements and other matters not shown hereon.

DRAINAGE ACCEPTANCE NOTE:

- All lots within the subdivision and the owners thereof must continue to accept all existing drainage flows and drainage structures in place at the time of the 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.
- Additionally, all Drainage and Impervious Cover notes (Notes 11-18) from the plat of Texas Grand Ranch, Section 7, as recorded in Vol. 6, pg. 140, Walker County Plat Records, Shall also apply hereon.



MINOR PLAT OF
LOT 56A
(A REPLAT OF LOTS 55 AND 56)
**BLOCK 25, SECTION 7,
TEXAS GRAND RANCH**

J. B. WILSON SURVEY, A-607
IN THE ETJ OF THE CITY OF HUNTSVILLE
WALKER COUNTY, TEXAS

SURVEYED JULY 2019

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

Job No. 19-050