



**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 9** in the EIU 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 purposes and consideration therein expressed.

I, **TEXAS GRAND RANCH, LLC**

Renee Howes

By: **RENEE HOWES, AUTHORIZED AGENT**

**OWNER / DEVELOPER**

Texas Grand Ranch LLC,  
11554 S. 41st, #502,  
New Waverly, TX 77358  
928-713-1841

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

**NOTARY PUBLIC ACKNOWLEDGEMENT**

STATE OF TEXAS,  
COUNTY OF WALKER.

This instrument was acknowledged before me on the 9 day of April,  
20 19 by **RENEE HOWES**.

Debra Ann Brunkhoffer

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 right-of-way.

Dated this 12th day of April, 20 19

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, 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 11th day of April, 20 19

Janet Ridley  
City of Huntsville Planning Officer

**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 11th day of April, 20 19

So Woods

Chairman

INDIVIDUAL SHEETS INDEX	
1	PLAT
2	PLAT
3	PLAT
4	PLAT
5	PLAT
6	PLAT
7	PLAT
8	PLAT
9	PLAT

**CERTIFICATION BY THE ENGINEER**  
STATE OF TEXAS,  
COUNTY OF WALKER.

I, Brett Wyatt, Registered Professional Engineer No. 118633 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.



Brett Wyatt

Registered Professional Engineer  
Texas Registration No. 118633

Seagar Point Engineers/Arch. LLC  
TBPE Firm No. 18004  
14088 County Line Road  
Wills, TX 77378

**CERTIFICATION BY THE SURVEYOR**

I, Michael A. Norman, 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. Norman

Registered Professional Land Surveyor No. 6533



**CERTIFICATION BY THE COUNTY CLERK**

STATE OF TEXAS,  
COUNTY OF WALKER.

I, Karl 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 12 day of April, 2019 in the Plat Records of Walker

County in Volume 6 Page 160

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

**PLAT OF  
TEXAS GRAND RANCH  
SECTION 9**

CONTAINING 7 BLOCKS, 2 RESERVES AND 101 LOTS

A SUBDIVISION CONTAINING 204.08 ACRES OF LAND,  
OUT OF THE RESIDUE OF THE CALLED 3374.028 ACRE TRACT  
DESCRIBED IN A DEED TO I TEXAS GRAND RANCH, LLC

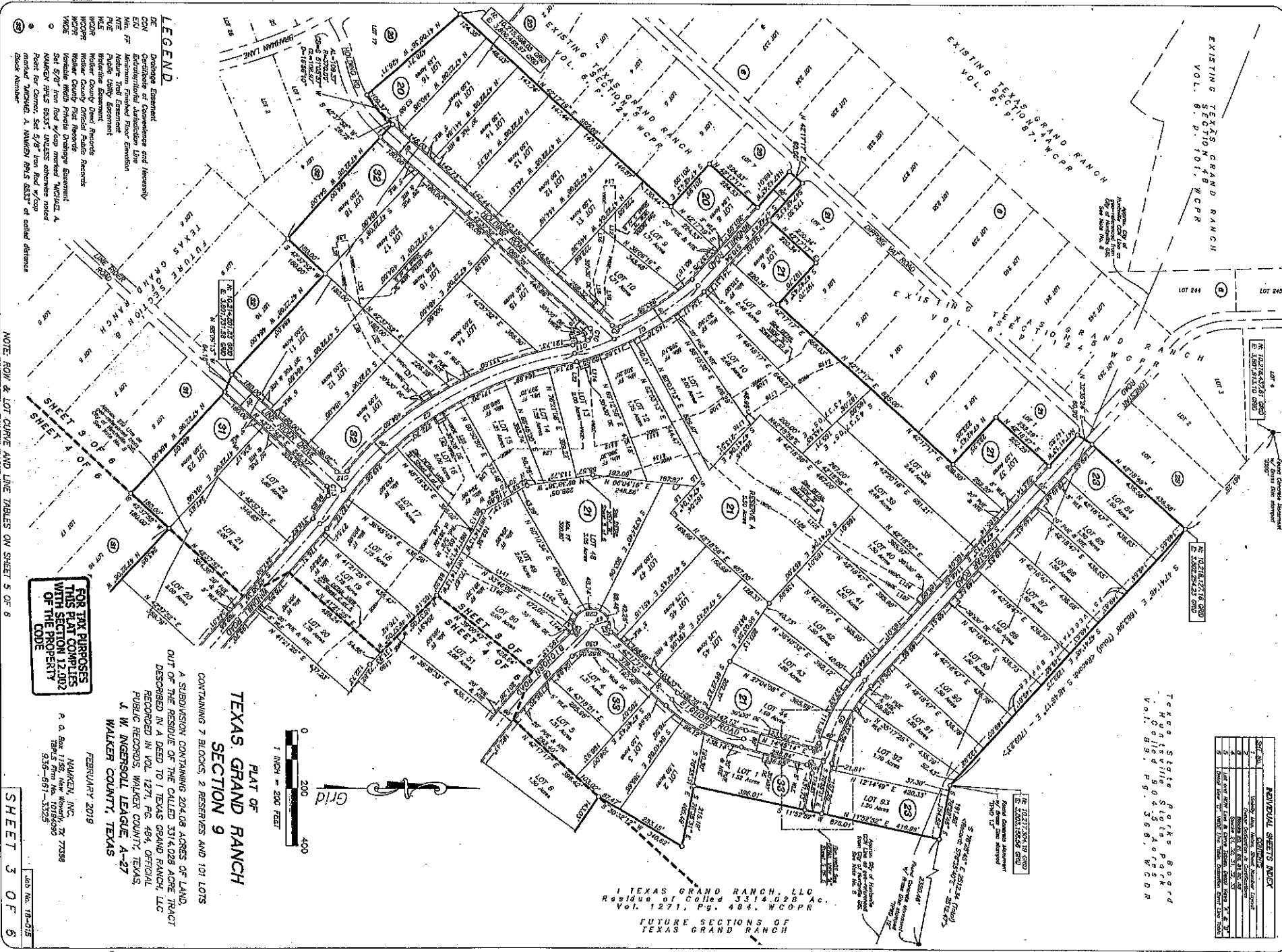
RECORDED IN VOL. 1271, PG. 484, OFFICIAL  
PUBLIC RECORDS, WALKER COUNTY, TEXAS.

J. W. INGERSOLL LEAGUE, A-27  
WALKER COUNTY, TEXAS

FEBRUARY, 2019

WALKER, INC.  
P. O. Box 1258, New Waverly, TX 77359  
TBPLS Form No. 1019-0800  
936-667-3325

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



**LEGEND**

- DC Donor's Grant
- CON Certificate of Conveyance and Necessary
- ENV Environmental Jurisdiction Line
- VAE Voluntary Acknowledgment of Error
- MAA Minimum Required Force Emission
- WFE Water Fee Easement
- WAE Wetland Easement
- WDE Wetland Delineation
- WDR Walker County Deed Records
- WOCR Walker County Official Public Records
- WOPR Walker County Plat Records
- WOSR Walker County Official Public Records
- WDRS Walker County Deed Records
- WOPRS Walker County Plat Records
- WOSRS Walker County Official Public Records
- WDRSRS Walker County Deed Records
- WOPRSRS Walker County Plat Records
- WOSRSRS Walker County Official Public Records

NOTE: ROW & LOT CURVE AND LINE TABLES ON SHEET 5 OF 6

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

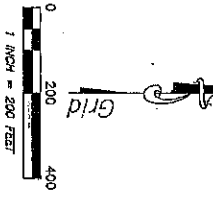
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SECTION 9**

CONTAINING 7 BLOCKS, 2 RESERVES AND 101 LOTS

A SUBDIVISION CONTAINING 204.08 ACRES OF LAND,  
OUT OF THE RESIDUE OF THE CALLED 3314.028 ACRE TRACT  
DESCRIBED IN A DEED TO 1 TEXAS GRAND RANCH, LLC  
RECORDED IN VOL. 1271, PG. 494, OFFICIAL  
PUBLIC RECORDS, WALKER COUNTY, TEXAS,  
J. W. INGENSOUL LEAGUE, A-27  
WALKER COUNTY, TEXAS

FEBRUARY 2019

NAKAMEN, INC.  
P. O. Box 1156, New Haven, TX 77358  
TABLE FROM NO. 107842690  
538-951-3323



1 TEXAS GRAND RANCH, LLC  
R/S 18000991 Called 3314.028 Ac.  
Vol. 1271, PG. 494, WCOPR

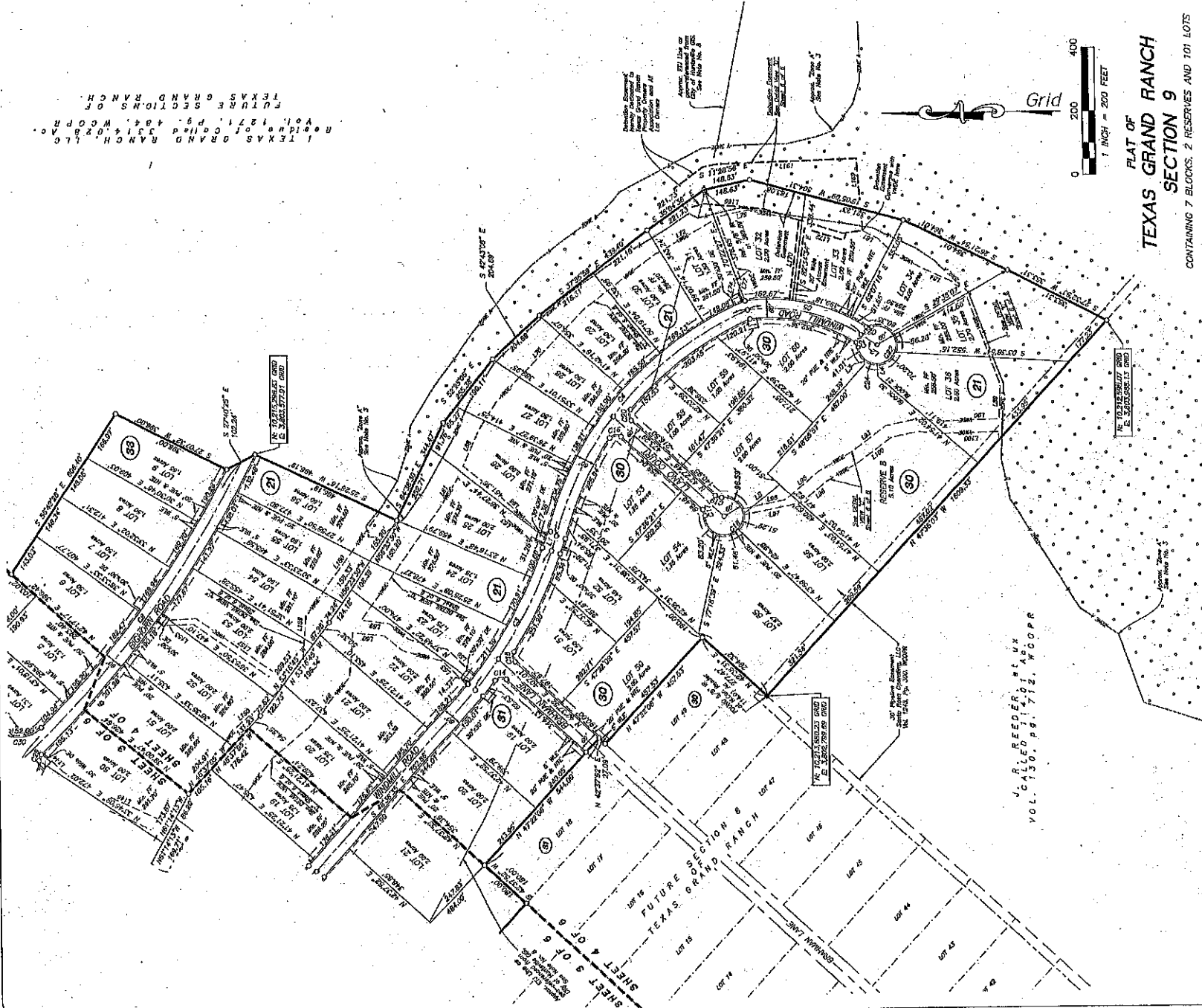
FUTURE SECTIONS OF  
TEXAS GRAND RANCH

**INDIVIDUAL SHEETS INDEX**

SHEET NO.	DESCRIPTION
1	Section 9, Texas Grand Ranch, LLC
2	Section 10, Texas Grand Ranch, LLC
3	Section 11, Texas Grand Ranch, LLC
4	Section 12, Texas Grand Ranch, LLC
5	Section 13, Texas Grand Ranch, LLC
6	Section 14, Texas Grand Ranch, LLC
7	Section 15, Texas Grand Ranch, LLC

Texas State Parks Board  
Huddleston State Park  
Vol. 1089, P. 566, WCOPR

1 TEXAS GRAND RANCH  
 FUTURE SECTIONS OF  
 TEXAS GRAND RANCH  
 NORTH OF PG. 484, OFFICIAL  
 PUBLIC RECORDS, WALKER COUNTY, TEXAS  
 RECORDED IN VOL. 1271, PG. 484



## FLAT OF TEXAS GRAND RANCH SECTION 9

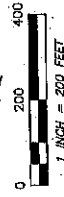
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 WALKER COUNTY, TEXAS  
 FEBRUARY 2019

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

INDIVIDUAL SHEETS INDEX

SHEET NO.	SECTION	ACRES	DATE
1	10	10.00	1/15/19
2	11	10.00	1/15/19
3	12	10.00	1/15/19
4	13	10.00	1/15/19
5	14	10.00	1/15/19
6	15	10.00	1/15/19
7	16	10.00	1/15/19
8	17	10.00	1/15/19
9	18	10.00	1/15/19
10	19	10.00	1/15/19

- LEGEND**
- ① Drainage Easement
  - ② Easement of Convenience and Necessity
  - ③ Environmental Abandonment Line
  - ④ Minimum Finished Floor Elevation
  - ⑤ Min. FF
  - ⑥ Nature Trail Easement
  - ⑦ Public Utility Easement
  - ⑧ Public Utility Easement
  - ⑨ Walker County Deed Records
  - ⑩ Walker County Official Public Records
  - ⑪ Walker County Plat Records
  - ⑫ Various With Private Drainage Easement
  - ⑬ Various With Private Drainage Easement
  - ⑭ Various With Private Drainage Easement
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