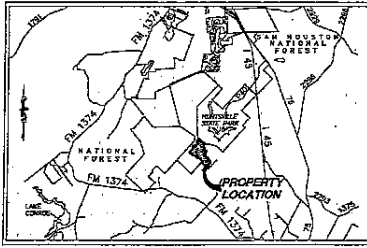


LEGEND

- DE Drainage Easement
- CCN Certificate of Convenience and Necessity
- EJL Extrajurisdictional Jurisdiction Line
- MFL Minimum Finished Floor Elevation
- NTE Nature Trail Easement
- PUE Public Utility Easement
- WLE Waterline Easement
- WCOR Walker County Deed Records
- WCOPR Walker County Official Public Records
- WCPR Walker County Plat Records
- WVDE Variable Width Private Drainage Easement
- Set 5/8" Iron Rod w/cop marked "MICHAEL A. NANKEN RPLS 6533", UNLESS otherwise noted
- Point for Corner, Set 5/8" Iron Rod w/cop marked "MICHAEL A. NANKEN RPLS 6533" at called distance
- Block Number

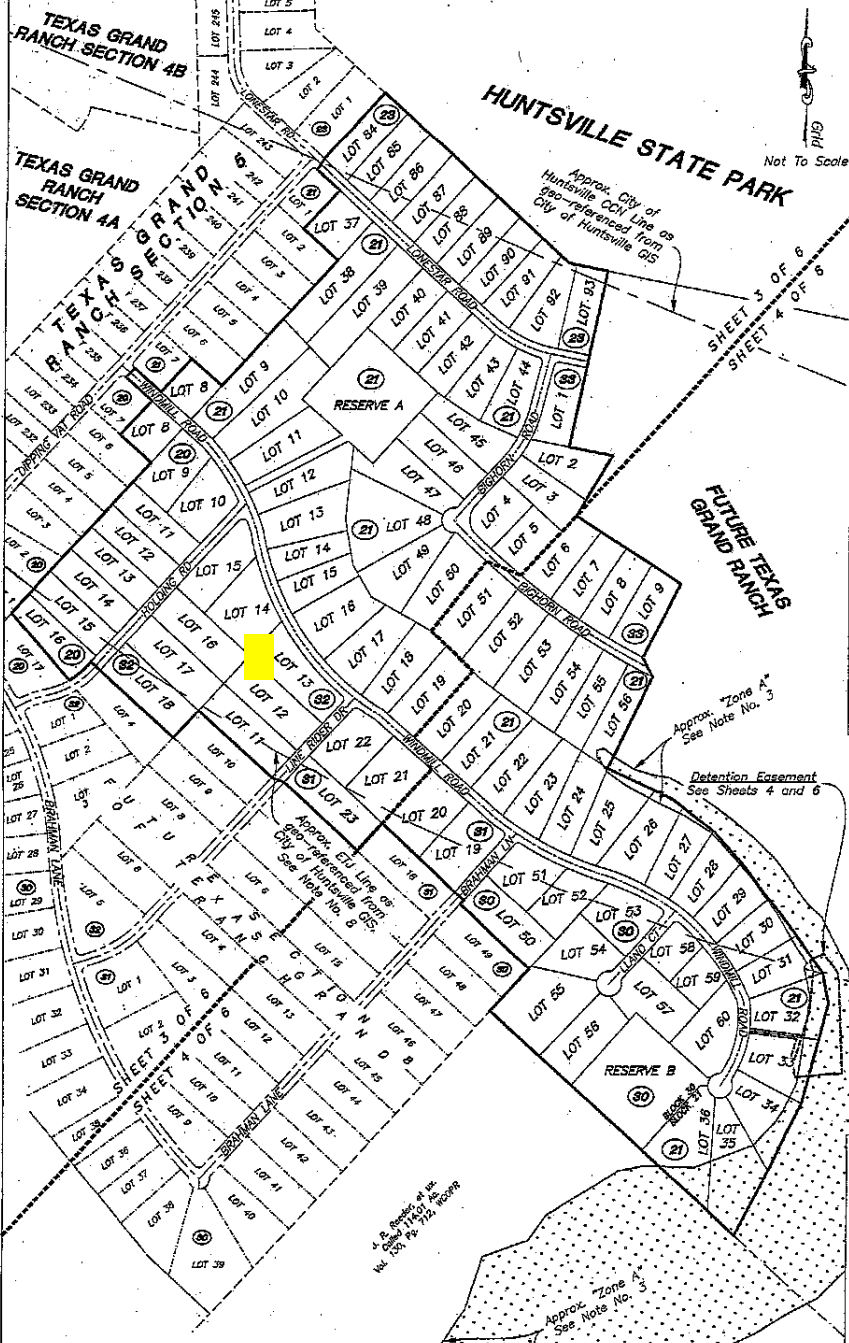
VICINITY MAP - Not To Scale



GENERAL NOTES

1. The purpose of this plat is to create TEXAS GRAND RANCH SECTION 9 out of the residue of the called 3374.028 acre tract described in Vol. 1271, pg. 494, Walker County Official Public Records, and to dedicate the 10 foot front set-back of any with an adjacent 20' Public Utility Easement (PUE) and the adjacent Drainage Easement (DE) as shown hereon to the public.
2. All Bearings, Distances, Coordinates and Acres herein are tied and referenced to the Texas State Plane Coordinate System, Central Zone, NAD 83, NAD 83 and are based upon City of Huntsville Mapping Control Network Control Point Number 7202, located at coordinates of 3016121.803278, 1546725.728, and 650-332009 and GPS Coordinates. Distances are U.S. Survey Feet and may be converted to metric (rounded) by dividing by a Conversion Scale Factor of 0.3048. These notes and the recent instruments cited herein to compare the survey bearings and distances with the record data.
3. Based on the graphic location of the subject tract superimposed upon the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, revised 10 August 2011, Water County #40104, Map # 45470002D, the property is located within:
 - Flood Hazard Zone "X" (OTHER AREAS (areas determined to be outside the 0.2% annual chance floodplain), and Flood Hazard Zone "A" (areas determined to be subject to inundation by the 1% annual chance flood, with no wave flood conditions 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 record and/or unrecorded influences. This flood statement shall create its liability on the part of NANKEN, Inc. or its assignee(s).
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, single points and points of intersection of the lots located within the subdivision are to be monumented on the ground with 5/8" iron rods with 1-1/4" diameter blue plastic caps marked "MICHAEL A. NANKEN RPLS 6533" UNLESS otherwise noted, and with the exception that they are NOT set in the centerline of roadway points of intersection.
7. All owners to the subdivision shall be constituted of records or copies of owner's expense and shall be responsible for the cost of the setting of corners for the location of said subdivision and shall be liable for the same. Further, the survey or reference to such lot from the pavement of the street shall be proved, with accuracy or copies. Application for approval to the Walker County is required prior to installation of the survey for determination of the location, correct slope.
8. The Extrajurisdictional Jurisdiction Line (EJL) and Certificate of Convenience and Necessity Line (CCN) shown on this plat was obtained from the City of Huntsville's GIS Department, it is located as shown on this plat is permanent and acknowledged by the City's planning department as being an appropriate boundary relating to the plat DEED.
9. All lot setbacks shall be in accordance with the reserved covenants, conditions, and restrictions for Texas Grand Ranch:
 - 75' Front Building Line
 - 20' Side Building Line along the Side and Rear lot line of all lots, except as noted below
 - Block 23, Lots 54 thru 93 have a 75' Front Building Line, 20' Side Building Line and a 45' Rear Building Line
10. All lots shown hereon will be subject to Covenants, Conditions and Restrictions for TEXAS GRAND RANCH SECTION 9, which will be recorded as Public Record after the acceptance and recording of the Final Plat of TEXAS GRAND RANCH SECTION 9.
11. Each lot will be required to utilize on-site sanitary sewer facilities (OSSF) 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.
12. Drains and IMPERVIOUS COVER
 - Finished floor elevations shall be a minimum of twelve (12) inches above finished adjacent grade, with the exception of Lots 30 and 31 and 40 through 45 of Block 21 will be required to meet finished floor elevations as shown hereon.
 - The landowner is prohibited from excavating any improvements within any "Variable Width Private Drainage Easement" on this plat. Landowner may show underground and subsurface foot trails within these "Variable Width Private Drainage Easements" and shall be responsible for the maintenance of any underground and subsurface foot trails. Further, the drainage or reference to such lot from the pavement of the street shall be proved, with accuracy or copies. Application for approval to the Walker County is required prior to installation of the survey for determination of the location, correct slope.
 - "Variable Width Private Drainage Easements" shall be maintained by lot owners and/or homeowners association and shall not be maintained by the City of Huntsville or Walker County.
 - The natural drainage channels (whether or not they are within a dedicated "DE" or "WDE") that are located within various lots and unrecorded reserve areas throughout this subdivision may not be altered in any way. Landowner may show underground and subsurface foot trails within these natural drainage channels but no vertical improvements/development will be allowed within the bounds of these easements. Further, it is prohibited that the property lines located within these natural drainage channels with protrusions not to impede the flow of storm water within the drainage channels.
13. All lots and unrecorded reserve areas within the subdivision shall be required to meet certain to occur of adding drainage flow and drainage structures in place or proposed as the result of drainage which are a part of or necessary to the public mass infrastructure or public system of drainage in relation to a defined flow of water entering the property. Local approval or consent may 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 owner to comply with any regulations or standards required and payable to the City of Huntsville and/or Walker County for development. It is not the duty or responsibility of the lot owner to provide for access runoff and drainage created by the permitted improvements.
14. All Drainage Easements located on "DE" are typical right angle off-right-of-way.
15. Block 21, Lots 31, 32 and 33 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 deed at a later date.
16. 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.
17. Based on information made from available data by the undersigned engineer, the land owner may construct impervious sewer (structures, sidewalks, etc.) improvements up to a "Total square footage" equal to ten (10) percent of the lots 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 "Special" storm water detention facilities may be required to accommodate the additional impervious cover installed. 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.

TEXAS GRAND RANCH SECTION 9 SHEET INDEX



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

FLAT 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 J TEXAS GRAND RANCH, LLC
 RECORDED IN VOL. 1271, PG. 494, OFFICIAL
 PUBLIC RECORDS, WALKER COUNTY, TEXAS,
 J. W. INGERSOLL LEAGUE, A-27
 WALKER COUNTY, TEXAS

FEBRUARY 2019

NANKEN, INC.
 P. O. Box 1156, New Waverly, TX 77358
 RPLS Firm No. 10194090
 936-691-3325

Job No. 18-015

SHEET No.	CONTENTS
1	Survey Map, Notes, Street Number Layout
2	General Notes, Easements
3	Reserve A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z
4	Lot and ROW Line Tables, Division Line Table
5	Survey Map 1/4" = 100' Scale, Division Line Table

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