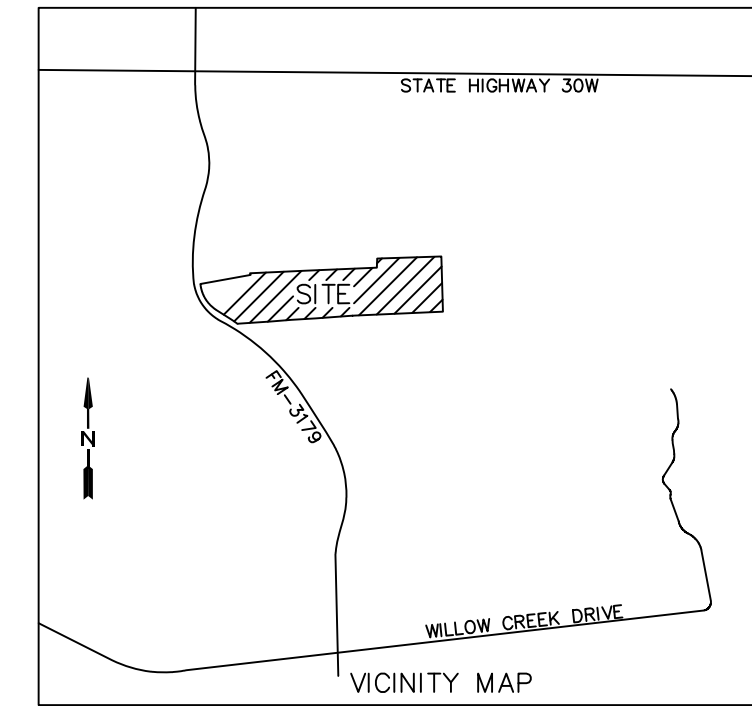


REPUBLIC RIDGE
A PRIVATE SUBDIVISION OF
211.183 ACRES OF LAND IN
WILLIAM HODGE SURVEY, A-26
CONTAINING 1 BLOCK AND 13 LOTS
WALKER COUNTY, TEXAS



GENERAL NOTES

- The purpose of this plat is to create Republic Ridge, which is part of the called 254.125 Acre Survey Out of Dawson Legacy Investments, LLC, et al 682.479 Acre Tract in the William Hodge Survey, A-26, Walker County, Texas, dated May 5, 2019, prepared by Joe A. Fuller, Fuller and Associates, Huntsville, Texas.
- Bearings, distances, coordinates and acreages hereon are Grid and referenced to the Texas State Plane Coordinate System, Central Zone, NAD 83 and based upon Walker County Mapping Control Network Control Point Number 1855, having coordinates of N=10239100 feet, E=3740470 feet and Elev.=393.725 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 0.999897897. Please review the record instruments cited hereon to compare the survey bearings and distances with the record calls.
- Based on the graphic location of the available GIS data from Federal Emergency Management Agency (FEMA) Flood Map Service Center (<https://msc.fema.gov/portal/search>) superimposed upon the subject tract, and based on the FEMA Flood Insurance Rate Map effective August 16, 2011, Walker County #481042, Map Number 48471C0350D, Panel 350D, this 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 base flood elevations 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 natural and/or man-made influences. This flood statement shall create no liability on the part of Namkin, Inc. or the undersigned.

- All acreage quantities shown on the 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.
- All the 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.
- 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 1/2" iron rods with orange plastic caps marked "campbell-sandoval" 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. Monuments shown hereon as found are controlling monuments, unless noted as reference only.
- 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.
- Walker County, Texas, maintains jurisdiction for the review, approval and filing requirements of this plat.
- All lots shown hereon will be subject to Covenants, Conditions and Restrictions for Republic Ridge, which will be recorded of Public Record after the acceptance and recording of the Final Plat of Republic Ridge.
- The pipelines as shown hereon are based on evidence on the ground at the time of the previous survey of said 254.125 Acre Survey and may not represent the actual easement location.

SANITARY SEWER SERVICE

- 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.

DRAINAGE AND IMPERVIOUS COVER

- Finished floor elevations for Lots 1-6 and Lots 8-13 shall be 12" above finished adjacent grade. Finished floor elevation for Lot 7 shall be 24" above FEMA Flood Hazard Zone A elevation 280.
- Private Drainage Easements shall be maintained by lot owners and/or home owners association and shall not be maintained by Walker County.
- The natural drainage channels (whether or not they are within a dedicated Drainage Easement) 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 improvements/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.
- All lots and 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 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 noted, and permits issued by 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.

PRIVATE EASEMENT NOTES

- All proposed easements dedicated on this plat are to be private easements and will be privately maintained by the owner of the property.
- A twelve (12) foot private utility easement (PUE) and a twenty (20) foot drainage easement (DE) is established adjacent to all road rights-of-way and no improvements shall be constructed within the PUE & DE that would impede drainage.

APPROVED VARIANCES

- Variance for bonding for construction was approved 2-8-21.
 Variance for flood plain management regulations was approved 7-6-21.

THE STATE OF TEXAS
 COUNTY OF WALKER

This instrument was acknowledged before me on the _____ day of _____, 2021 by _____

Notary Public, State of Texas

SURVEYOR'S NOTES:

- The purpose of this plat is to create thirteen (13) lots out of one (1) tract.
- All monuments set are 1/2" iron rods with orange plastic caps marked "campbell-sandoval".
- Minimum Building Setbacks:
 Front: 25 feet
 Side: 10 feet
 Rear: 10 feet
- Per 254.125 Acre Survey Out of Dawson Legacy Investments, LLC, et al 682.479 Acre Tract in the William Hodge Survey, A-26, Walker County, Texas, dated May 5, 2019, prepared by Joe A. Fuller, Fuller and Associates, Huntsville, Texas.
- There is a 20' Drainage Easement along both sides of the 60' private roadway of Republic Ridge Road.
- No objection letter from the pipeline company is to be obtained prior to construction for the encroachment of the pipeline easement.

Coordinate System, Basis of Bearings and Linear Units

Coordinates and bearings shown hereon are referenced to the Texas Coordinate System of 1983, Central Zone.

Distances shown hereon are "Geodetic Horizontal" and can be converted to U.S. Survey Feet in "Grid" units by multiplying by a combined scale factor of 0.999897897

CERTIFICATION OF THE COUNTY CLERK
 STATE OF TEXAS
 COUNTY OF WALKER

I, _____, County Clerk in and for said County, do hereby certify that this plat together with its certificates of authorization was filed for record in my office this _____ day of _____, 2021 in Volume _____, Page _____, Plat Records of Walker County.

_____, County Clerk
 Walker County, Texas

By _____ Deputy

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

I, the owner of the property shown on this plat and designated as PLAT OF REPUBLIC RIDGE, in Walker County, Texas, do hereby dedicate the private street and utility easements thereon shown for the purpose and consideration therein expressed.

 DAWSON RIDGE RANCH, LLC, Owner
 Owner: John Bible
 Address: P.O. Box 130875
 The Woodlands, TX 77393

ENGINEER'S NOTE

Based on calculations made from available data, if the impervious cover (Structures, driveways, sidewalks, etc.) on each lot does not exceed 15,000 square feet, then the proposed detention on the property will be sufficient. However, if the impervious cover of the property exceeds or surpasses 15,000 square feet then further study will be necessary and possible drainage/detention improvements may be required in accordance with current Local, State, and Federal regulation including the Walker County Subdivision Regulations. Local approval or allowance must be given by Walker County in writing prior to alteration of the drainage infrastructure. It is the responsibility of the lot owners to comply with any regulations or limitations noted, and permits issued by 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.

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 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.

THE 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.


 Brett Wyant
 Registered Professional Engineer
 Registration No. 118933

SPEAR POINT ENGINEERING, LLC
 TBPE No. 18904
 604 W. Warsham St., Suite 100
 Willis, TX 77378

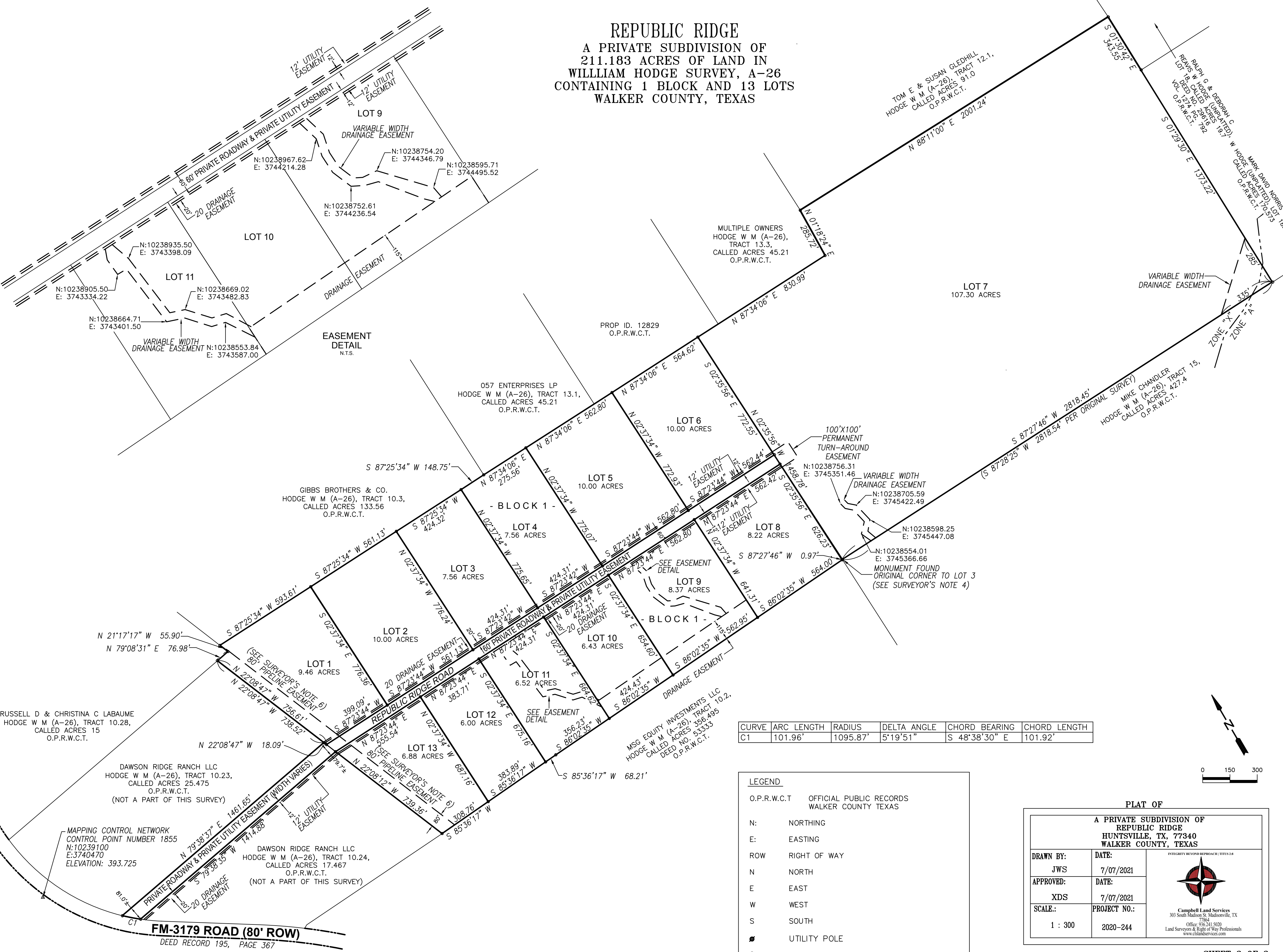
I, Xavier Sandoval, Registered Professional Land Surveyor of Texas, do hereby certify that this plat represents and on the ground survey, performed under my supervision, this the 7th day of July, 2021.



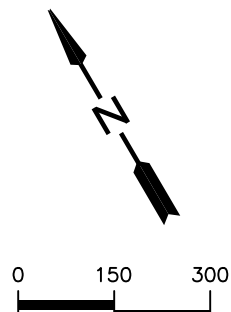
REGISTERED PROFESSIONAL LAND SURVEYOR
 LICENSE NO. 5886, STATE OF TEXAS
 7/07/2021

PLAT OF		
A PRIVATE SUBDIVISION OF REPUBLIC RIDGE HUNTSVILLE, TX, 77340 WALKER COUNTY, TEXAS		
DRAWN BY: JWS	DATE: 7/07/2021	INTEGRITY BEYOND REPROACH, TITUS 2:8  Campbell Land Services 303 South Madison St. Madisonville, TX 77664 Office: 936.241.5020 Land Surveyors & Right of Way Professionals www.clslandservices.com
APPROVED: XDS	DATE: 7/07/2021	
SCALE.: 1 : 300	PROJECT NO.: 2020-244	

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CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	101.96'	1095.87'	5°19'51"	S 48°38'30" E	101.92'



LEGEND

O.P.R.W.C.T OFFICIAL PUBLIC RECORDS
 WALKER COUNTY TEXAS

N: NORTHING
 E: EASTING
 ROW RIGHT OF WAY
 N NORTH
 E EAST
 W WEST
 S SOUTH

● UTILITY POLE
 ● GAS MARKER

PLAT OF

**A PRIVATE SUBDIVISION OF
 REPUBLIC RIDGE
 HUNTSVILLE, TX, 77340
 WALKER COUNTY, TEXAS**

DRAWN BY: JWS	DATE: 7/07/2021
APPROVED: XDS	DATE: 7/07/2021
SCALE: 1 : 300	PROJECT NO.: 2020-244

Campbell Land Services
 303 South Madison St. Madisonville, TX 77864
 Office: 936.241.5020
 Land Surveyors & Right of Way Professionals
 www.clsland.com