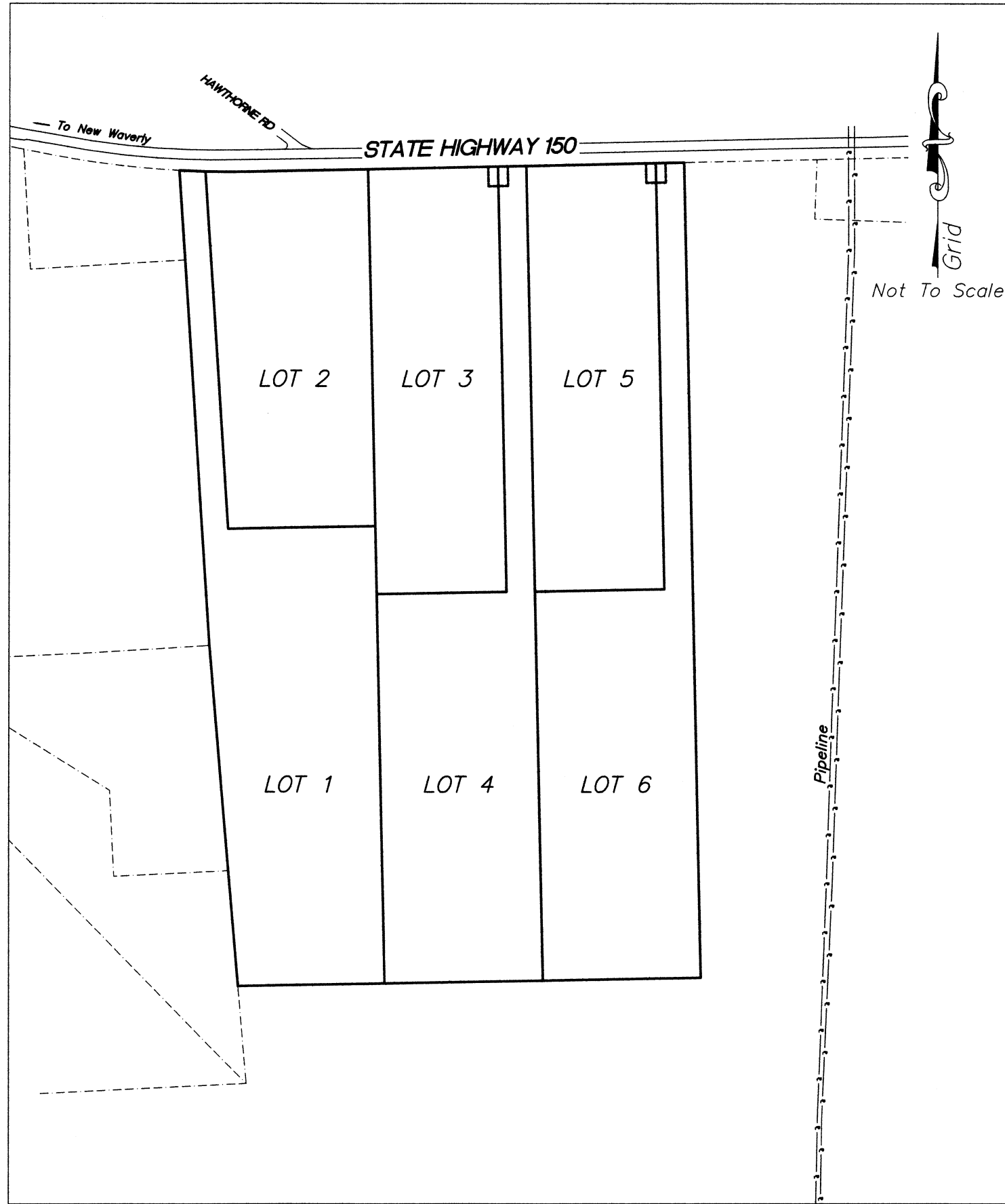


VICINITY MAP
Not To Scale



- LEGEND**
- ◇ FOUND Concrete Right-of-Way
 - FOUND Iron Rod with size and marked cap as noted
 - SET 5/8" Iron Rod w/cap marked "MICHAEL A. NAMKEN RPLS 6533", UNLESS otherwise noted
 - PUE Public Utility Easement
 - WCOR Walker County Official Public Records
 - WCOPR Walker County Official Public Records
 - WCOR Walker County Official Records

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 TRIBUTE RANCH SUBDIVISION in Walker County, Texas, hereby dedicate to the public the use of all streets, parks, utility easements and all public places shown hereon for the purpose and consideration therein expressed.

Tribute Ranch, LLC

By: Renee Howes

NOTARY PUBLIC ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF WALKER

This instrument was acknowledged before me on the 10 day of May, 2019, by Renee Howes.

Delra Ann Bourke
Notary Public for State of Texas

APPROVAL OF COMMISSIONERS COURT

This is to certify that the Commissioners Court of Walker County, Texas has approved the Plat of TRIBUTE RANCH SUBDIVISION.

DATED this 13th day of May, 2019.

Danny Pierce
County Judge

Danny Kuykendall
Commissioner, Precinct 1

Ronnie White
Commissioner, Precinct 2

Bill Dougette
Commissioner, Precinct 3

Jimmy D. Henry
Commissioner, Precinct 4

NOTES:

1. The purpose of this plat is to create TRIBUTE RANCH SECTION 1, which contains six (6) Lots out of 351.45 acres as described in a Special Warranty Deed to Tribute Ranch, LLC, recorded in Document No. 2019-43972, Official Records, Walker County Texas (WCOR).
2. All Bearings, Distances, Coordinates and Acreages hereon are Grid, Texas Central Zone, NAD 83 as determined by G.P.S. observations and N.G.S. OPUS post-processing. Distances are U.S. Survey Feet and may be converted to geodetic horizontal (surface) by dividing by a Combined Scale factor of 0.99990. Please review the recorded instruments cited hereon to compare the survey bearings and distances with the recorded calls.
3. Based on FEMA Insurance Maps, revised 16 August 2011, Walker County #481042, Map No. 48471C05250, Panel No. 05250, this property is located within Flood Hazard Zone "X" OTHER AREAS (areas determined to be outside the 0.2% annual chance floodplain). 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 Namken, Inc. or the undersigned.
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. 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 5/8" iron rods with 1-3/4" diameter blue plastic caps marked "MICHAEL A. NAMKEN RPLS 6533" UNLESS otherwise noted.
6. All Lots shown hereon will be subject to Covenants, Conditions and Restrictions for TRIBUTE RANCH SUBDIVISION, which will be recorded in the Public Record after the acceptance and recording of the Final Plat of TRIBUTE RANCH SUBDIVISION.
7. These lots as shown hereon shall not be further subdivided.

SANITARY SEWER SERVICE

8. Each lot will be required to utilize on-site sewage 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 in the future.

DRAINAGE AND IMPERVIOUS COVER

9. Finished floor elevations shall be a minimum of eight (8) inches above finished adjacent grade.
10. The natural drainage channels that are located within the various lots throughout this subdivision may not be altered in any way. Landowner may clear under brush and establish foot trails within these natural drainage channels but no vertical improvements / development will be allowed. 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 easement.
11. All lots 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 the Walker County Engineer in writing prior to alteration of drainage infrastructure herein described.
12. All owners of lots within the subdivision shall have the responsibility of complying with the Walker County Subdivision Regulations' policies on drainage runoff due to the development of impervious areas created through the development of the lot for residential, commercial, or recreational use. It is the responsibility of 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. If detention of water is necessary in order to comply with the local, state, or federal regulations including but not limited to the Walker County Subdivision Regulations then the owner may be able to accomplish compliance with said policies through creating detention on a single lot, multiple lots, or the entire subdivision depending on the circumstances involved and depending on the owner's ability to obtain the cooperation of the other owners in the subdivision. A copy of an agreement between owners to create detention shall be submitted to Walker County and filed in the public records becoming a restriction on future owners, heirs and assigns.

PUBLIC EASEMENT NOTES

13. All public easements denoted on the plat are hereby dedicated to the use of the public forever. Any public utility 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 of any time of getting the permission of the property owner. Any public utility 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 any public utility and/or Walker County shall be responsible for replacing or reimbursing the property owner due to removal or relocation of any obstructions in the public easements.

14. This survey was completed without an Abstract of Title. There maybe easements and other matters not shown hereon.

EASEMENTS AND SETBACK LINES

15. Building Setback Lines are as follows: 100 feet along road right-of-way, 50 feet along all sides, and 100 feet along all rear lot lines.
16. There is hereby dedicated a 20 foot Public Utility Easement (PUE) adjacent to the south right-of-way of State Highway 150 as shown hereon.
17. There is hereby dedicated a 60 ft. by 60 ft. Shared Access Easement for Ingress and Egress to the adjoining tracts. This easement is perpendicular to the State Road Right-of-Way and is centered on the property line as shown hereon.

VARIANCES GRANTED

Date Approved	Description
04-08-2019	Walker County Subdivision Regulation Section 3.24.4 - Variance request was granted to not show the remainder of the parent tract.
04-08-2019	Walker County Subdivision Regulation Section 5.3 - Variance request was granted to exceed the depth to width ratio of three to one.
04-08-2019	Walker County Subdivision Regulation Section 6.1 - Variance request was granted to not complete Engineers Drainage Study.

**PLAT OF
TRIBUTE RANCH
SECTION 1
CONTAINING 6 LOTS**

A SUBDIVISION OF 86.00 ACRES OF LAND, BEING OUT OF A 351.45 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO TRIBUTE RANCH, LLC, RECORDED IN DOCUMENT No. 2019-43972, OFFICIAL RECORDS, WALKER COUNTY, TEXAS

**J. M. DE LA GARZA SURVEY, A-22
WALKER COUNTY, TEXAS**

APRIL 2019

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

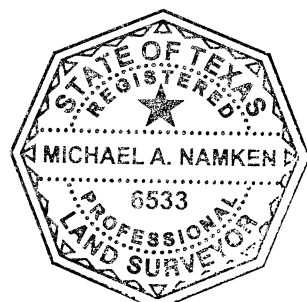
Job No. 18-039

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

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 5-10-19
Michael A. Namken
Registered Professional Land Surveyor No. 6533



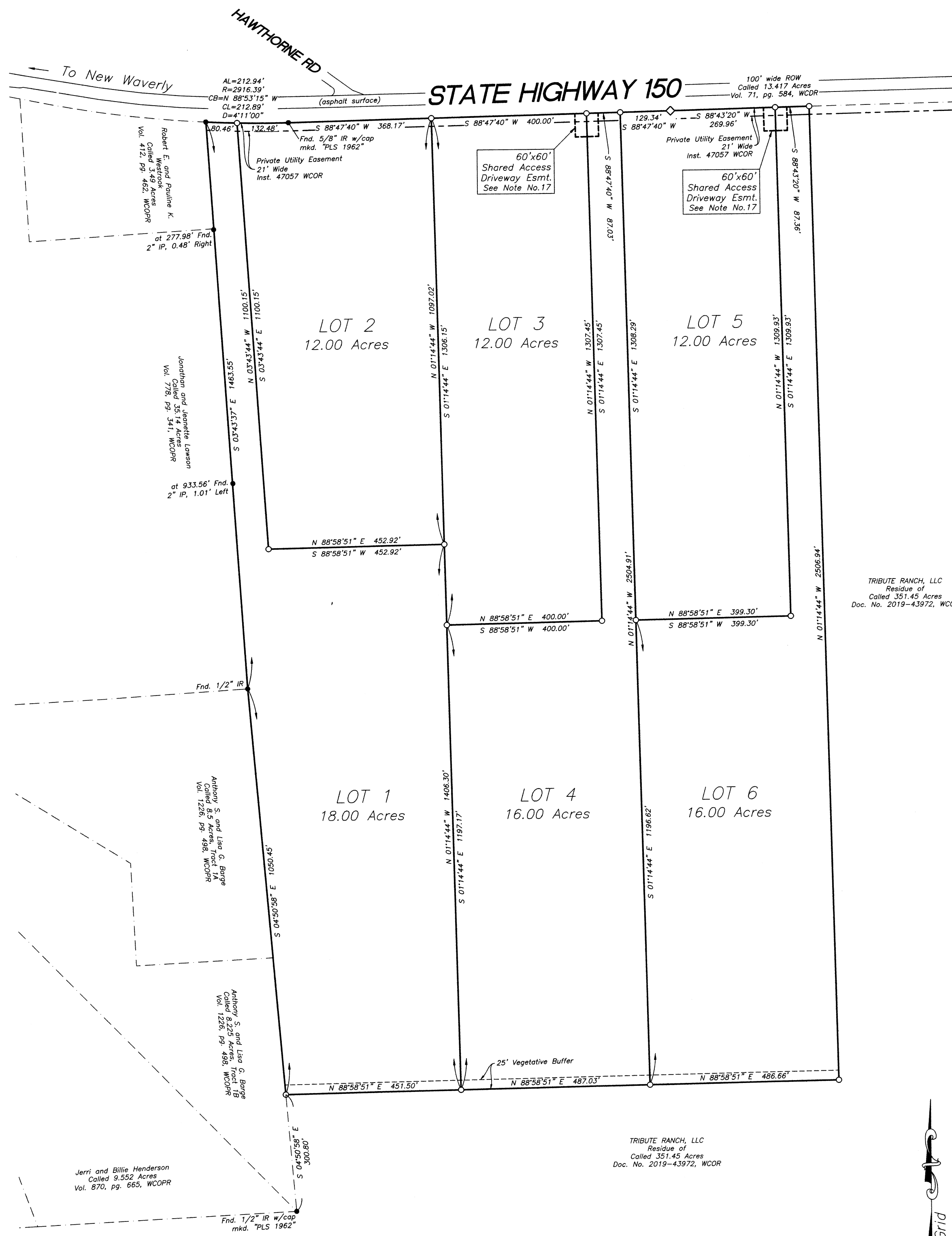
CERTIFICATION BY THE COUNTY CLERK

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 14th day of May, 2019, in the Plat Records of Walker County in Volume 6, Page 162.

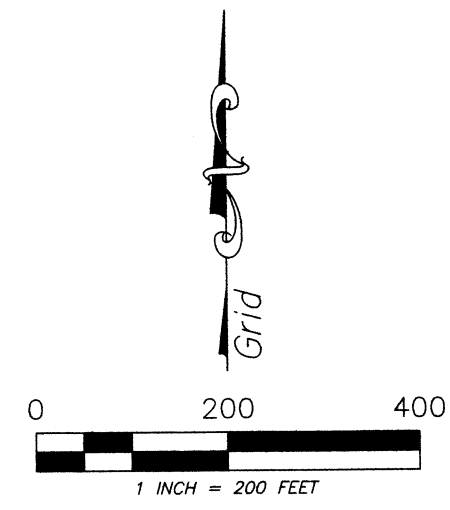
Kari A. French
Kari A. French, County Clerk
Walker County, Texas

P:\NSCI_Job\01_Survey\Jobs-18\18-039 TRIBUTE RANCH - ADAMS TRACTS ON HWY 150\DWG\18-039 Tribute Ranch PLAT.dwg, 5/10/2019 10:35:49 AM, MAN



TRIBUTE RANCH, LLC
Residue of
Called 351.45 Acres
Doc. No. 2019-43972, WCOR

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