





OWNERS' ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS, COUNTY OF MONTGOMERY.

We, Michael Pettin, President and Thomas Gagli, Secretary of Palton Companies, LLC, as the manager for Republic Grand Ranch, LLC, owner of the property...

This is to certify that we, Michael Pettin and Thomas Gagli, President and Secretary respectively of Palton Companies, LLC, as the manager for Republic Grand Ranch, LLC...

There is also dedicated for public use an undivided beach easement five (5) feet wide from a plane twenty (20) feet above the ground level...

FURTHER, we, Republic Grand Ranch, LLC, do hereby dedicate forever to the public a strip of land a minimum of fifteen (15) feet wide on each side of the center line of any and all public streets, alleys, roads, highways, or other public ways...

FURTHER, we do hereby declare that all portions of land designated as lots on this plat are unimproved for the construction of residential dwelling units...

IN WITNESS WHEREOF, Palton Companies, LLC, as the manager for Republic Grand Ranch, LLC has caused these presents to be signed by Michael Pettin, its President...

Palton Companies, LLC, as the manager for Republic Grand Ranch, LLC

Michael Pettin, President

Thomas Gagli, Secretary

OWNERS' ACKNOWLEDGEMENT FOR CORPORATIONS

STATE OF MASSACHUSETTS, COUNTY OF WORCESTER.

BEFORE ME, the undersigned authority, on this day personally appeared Michael Pettin, President, and Thomas Gagli, Secretary of Palton Companies, LLC, as the manager for Republic Grand Ranch, LLC...

Given under my hand and seal of office. Dated this 30th day of November 2020

Angela Lee Caron, Notary Public for State of Massachusetts



NOTARY PUBLIC ACKNOWLEDGEMENT

STATE OF MASSACHUSETTS, COUNTY OF WORCESTER.

BEFORE ME, the undersigned authority, on this day personally appeared Michael Pettin, President, and Thomas Gagli, Secretary, known to me to be the persons whose names are subscribed to the foregoing instrument...

Given under my hand and seal of office. Dated this 30th day of November 2020

Angela Lee Caron, Notary Public for State of Massachusetts



LIENHOLDERS ACKNOWLEDGEMENT AND SUBORDINATION STATEMENT

STATE OF NORTH CAROLINA, COUNTY OF NEW HANOVER.

I (or we), SHP Republic Grand Ranch, LLC, owner and holder of a lien against the property, do hereby acknowledge to record under OTN 2019112827...

By: Michael Burdman, Manager SHP REPUBLIC GRAND RANCH, LLC

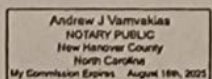
NOTARY PUBLIC ACKNOWLEDGEMENT

STATE OF NORTH CAROLINA, COUNTY OF NEW HANOVER.

BEFORE ME, the undersigned authority, on this day personally appeared SHP REPUBLIC GRAND RANCH, LLC, through Michael Burdman, Manager, known to me to be the persons whose names are subscribed to the foregoing instrument...

Given under my hand and seal of office. Dated this 1st day of December 2020

Andrew J Vamvakias, Notary Public for State of North Carolina



CERTIFICATION BY THE ENGINEER

STATE OF TEXAS, COUNTY OF MONTGOMERY.

I, Brett Wyatt, Registered Professional Engineer No. 118933 in the State of Texas, hereby certify that proper engineering supervision has been given to this plat regarding design, construction and layout of public improvements.

Brett Wyatt, Registered Professional Engineer, Texas Registration No. 118933



CERTIFICATION BY THE SURVEYOR

I, Michael A. Hamman, am authorized (or registered) under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct...

Michael A. Hamman, Registered Professional Land Surveyor No. 6533



GENERAL NOTES

- 1. The purpose of this plat is to create REPUBLIC GRAND RANCH SECTION 1, being out of a coterminous tract recorded under Deeds File Number 2019112827...
2. Bearings, Distances, Cornerstones, Deviations and Allotment Bearings are referenced to the Texas State Plane Coordinate System...
3. Based on the graphic location of the available GIS data from the subject tract, and based on the information provided by the owner...

COUNTY ENGINEER'S ACKNOWLEDGEMENT

I, Jeff Johnson, P.E., County Engineer of Montgomery County, Texas, do hereby certify that the plat of the subdivision complies with all of the existing rules and regulations of this office as adopted by the Montgomery County Commissioners Court.

Jeff Johnson, County Engineer

APPROVAL OF COMMISSIONERS COURT

This is to certify that the Commissioners Court of Montgomery County, Texas has approved the Plat of REPUBLIC GRAND RANCH SECTION 1.

DATED this 15th day of December 2020

Absent, Commissioner, Precinct 1; Absent, Commissioner, Precinct 2; Absent, Commissioner, Precinct 3; Absent, Commissioner, Precinct 4

CERTIFICATION BY THE COUNTY CLERK

I, Mike Tomlin, County Clerk of Montgomery County, Texas, do hereby certify that the within instrument with a certificate of authentication was filed for registration in my office on December 15, 2020 at 9:30 o'clock A.M., and duly recorded on December 17, 2020 at 10:11 o'clock A.M., in Cabinet 2, sheet 6889 of record of maps for said County.

Witness my hand and seal of office, at Conroe, Montgomery County, Texas, the day and date last above written. Mike Tomlin, County Clerk



DOC # 2020146985 Cabinet 002 Sheet 6890

OWNER / DEVELOPER REPUBLIC GRAND RANCH, LLC 18124 S.M. 150 New Haven, TX 77358 928-773-1411

PLAT OF REPUBLIC GRAND RANCH SECTION 1 CONTAINING 5 BLOCKS, 162 LOTS, 5 RESERVES

A SUBDIVISION CONTAINING 458.42 ACRES OF LAND, OUT OF THE 4818.84 ACRE REPUBLIC GRAND RANCH, LLC TRACT, CLERK'S FILE NO. 2019112827, MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS, JOSE MARIA DE LA GARZA SURVEY, A-15 MONTGOMERY COUNTY, TEXAS

OCTOBER 2020

Hamman, Inc. P.O. Box 1133, New Haven, TX 77358 TOWELS FIRM NO. 0284090 936-661-3325

Table with 2 columns: Block Number, Sheet Number. Rows include Vicinity Map and Sheet Number, Certifications, Deviations and Notes, Blocks 1 and 2, Blocks 1, 2 and 4, Blocks 1 and 4, Blocks 1, 4 and 3, Blocks 1 and 5, Line and Curve Tables, Blocks 2 and 4, Block 4.

Michael A. Hamman 12-2-2020 Registered Professional Land Surveyor No. 6533