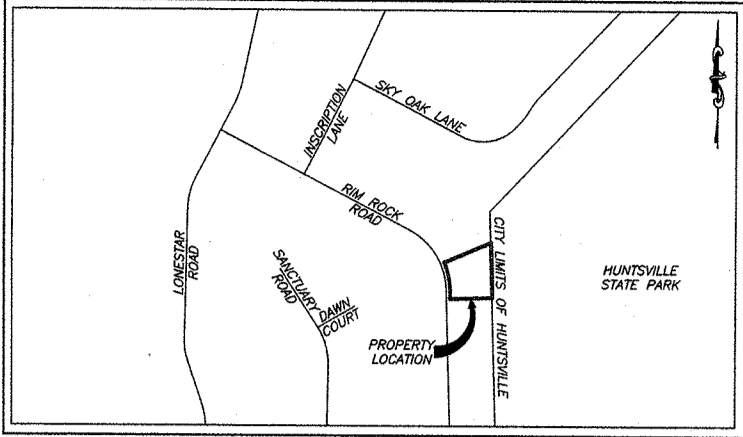


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	630.00'	236.77'	235.38'	N 12°22'17" W	21°32'00"



VICINITY MAP
Not To Scale

LEGEND

- Found 5/8" Iron Rod w/cap marked "MICHAEL A."
- ⊙ NAMKEN RPLS 6533, UNLESS otherwise noted
- Ⓢ Block Number
- <B&D> Record Bearing & Distance
- BL Build Line
- NTE Nature Trail Easement
- PUE Public Utility Easement
- VB Vegetative Buffer
- WLE Water Line Easement
- WCOR Walker County Deed Records
- WCOPR Walker County Official Public Records
- WCOR Walker County Official Records
- WCPR Walker County Plat 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 Minor Plat of Lot 35A (A Replat of Lots 35 and 36, Block 23, Section 5, Texas Grand Ranch in the ETJ of the City of Huntsville, Walker County, Texas, and whose name is subscribed hereto, do hereby dedicate to the use of the public forever all streets, parks, easements and public places shown thereon for the purpose and consideration therein expressed.

Eric A. Silva
Eric A. Silva

Stacy S. Silva
Stacy S. Silva

OWNER DEVELOPER
Eric A. Silva & Stacy S. Silva
6615 Pennwell Drive
Spring, Texas 77389

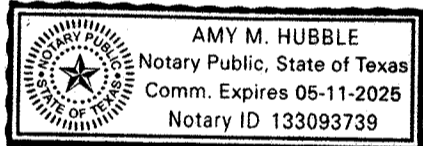
NOTARY PUBLIC ACKNOWLEDGEMENT

STATE OF TEXAS,
COUNTY OF WALKER.

This instrument was acknowledged before me on the 09 day of

July, 2021
by ERIC A. SILVA and STACY S. SILVA.

Amy M. Hubble
Notary Public for State of Texas



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 12th day of July, 2021

Ammon Lyons
City of Huntsville Planning Officer

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 July, 2021

Y. S. [Signature]
City of Huntsville City Engineer

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
Michael A. Namken
Registered Professional Land Surveyor No. 6533



CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS,
COUNTY OF WALKER.

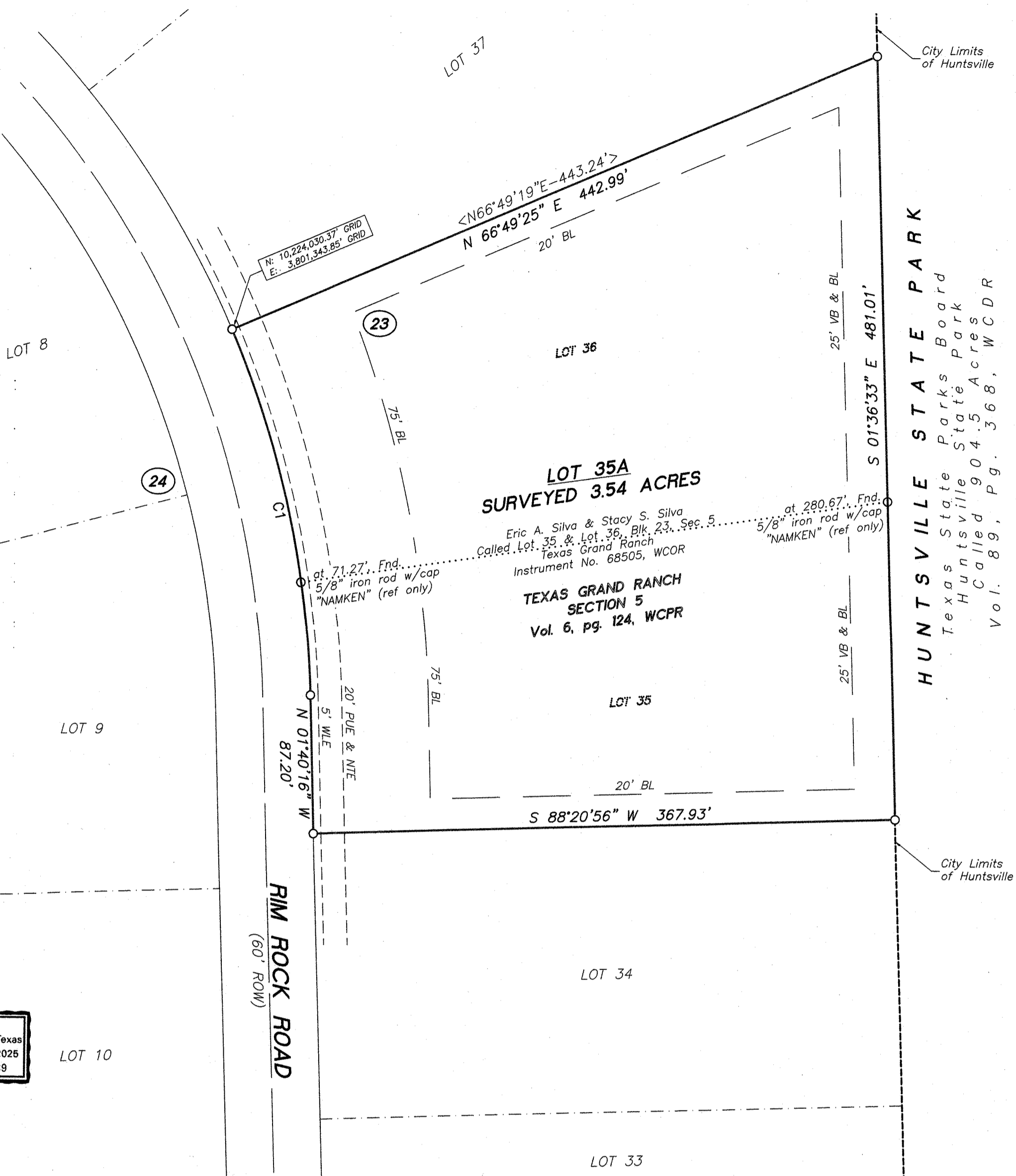
I, Kari A. French, County Clerk in and for Walker County, do hereby certify that this plat with its certificates of authentication was filed for record in my office the

13th day of July, 2021, in the Plat Records of

Walker County in Volume 7 Page 85

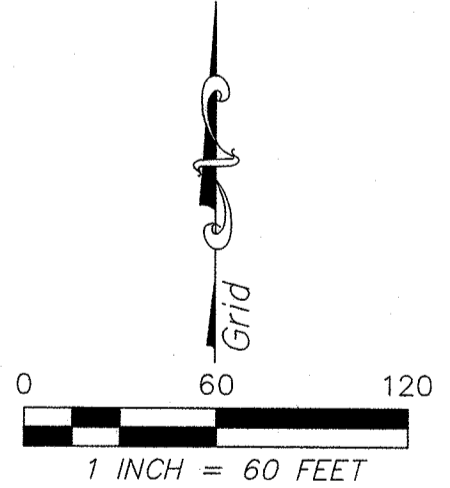
Kari A. French
Kari A. French, County Clerk
Walker County, Texas

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



NOTES:

- The Plat of TEXAS GRAND RANCH, Section 5 is recorded in Volume 6, Page 124 of the Plat Records, Walker County Texas.
 - The purpose of this Minor Plat is to combine Lots 35 and 36, Block 23, Section 5 of Texas Grand Ranch into one LOT (35A) as shown hereon.
 - Bearings, Distances, Coordinates and Areas hereon are Grid and referenced to the Texas State Plane Coordinate System, Central Zone, NAD 83, and the City of Huntsville Mapping Control Network and based on Control Monument No. 7262, having published coordinates of N=10,231,650.757 feet, E=3,802,783.195 feet, Elev.=312.999 feet and GPS observations. Distances may be converted to geodetic horizontal (surface) by dividing by a Combined Scale factor of 0.99988.
 - Based on the graphic location of the available GIS data from the Federal Emergency Management Agency (FEMA) Flood Map Service Center (<https://mscfema.gov/portal/search>) superimposed upon the subject tract, and based on the FEMA Flood Insurance Rate Map, revised 16 August 2011, Walker County #481042, Map No. 48471C0370D, Panel 0370D, 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.
 - Lot 35A is subject to Reservations and Restrictions as recorded in Instrument Numbers 64008 and 64009, Official Records, Walker County, Texas. All Lot setbacks shall be in accordance with the recorded covenants, conditions and restrictions for Texas Grand Ranch:
 - 75' Front Building Line
 - 20' Building Line along the Side Lot lines
 - 25' Building Line along the Rear Lot lines
 - All public easements denoted on the plat are hereby dedicated to the use of the public forever. Any public utility, including the City of Huntsville 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 at any time of getting the permission of the property owner. Any public utility, including the City of Huntsville 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 the City of Huntsville and/or Walker County nor any public utility shall be responsible for replacing or reimbursing the property owner due to removal of or relocation of any obstructions in the public easements.
 - Within the twenty-five (25) foot Vegetative Buffer, recorded in Vol. 1346, pg. 116, WCOPR, along the Texas State Parks Board, Huntsville State Park, as recorded in Vol. 89, Pg. 368, Walker County Deed Records, no improvements shall be made, and cutting of all natural vegetation is prohibited.
 - Monuments shown hereon as found are controlling monuments, unless noted as reference only.
 - This survey was completed without an Abstract of Title. There may be easements and other matters not shown hereon.
- 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 the 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.
 - Additionally, all Drainage and Impervious Cover notes (Notes 12-20) from the Plat, Texas Grand Ranch, Section 5, as recorded in Vol. 6, pg. 124, Walker County Plat Records, shall also apply hereon.



MINOR PLAT OF
LOT 35A
(A REPLAT OF LOTS 35 AND 36)
**BLOCK 23, SECTION 5,
TEXAS GRAND RANCH**

J.B. WILSON SURVEY, A-607
IN THE ETJ OF THE CITY OF HUNTSVILLE
WALKER COUNTY, TEXAS

SURVEYED JUNE 2021

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

Job No. 21-075

SHEET 1 OF 1

N:\NSD\lib\01\Survey\21-075\SPACY SILVA, COE 55, 122, L25236 REPLAT (LOT 35A) \DWG\21-075.dwg, 7/11/2021 9:00:50 AM, dh