

OWNER / DEVELOPER

REPUBLIC GRAND RANCH, LLC
1015A West S.H. 150
New Waverly, TX 77358
928-713-1841

Renee Howes,
Authorized Agent
P. O. Box 261
Skull Valley, AZ 86338
rhowesconsulting@gmail.com

REPUBLIC GRAND RANCH SECTION 3 SHEET INDEX



LEGEND

- ④ Block Number
- IPF Found Iron Pipe, size and cap as noted
- IRF Found Iron Rod, size and cap as noted
- Found/Set 5/8" Iron Rod with 1-3/4" blue plastic cap mkd.
- "MICHAEL A. NAMKEN RPLS 6533", UNLESS otherwise noted
- ▨ Floodway Areas in Zone AE
- ▨ Flood Zone AE
- CFN Clerk's File Number
- MCDR Montgomery County Deed Records
- MCOPR Montgomery County Official Public Records
- MCRPR Montgomery County Real Property Records
- MCRP Montgomery County Plat Records
- Min. FF Minimum Finished Floor Elevation
- PUE, DE & NTE Public Utility Easement, Drainage Easement & Nature Trail Easement
- VWDE Variable Width Private Drainage Easement
- VB Vegetative Buffer

INDIVIDUAL SHEETS INDEX

1	Vicinity Map and Sheet Number Layout	9	Blocks 2 and 4
2	Certifications and Dedications	10	Blocks 4 and 5
3	Notes, Line and Curve Tables	11	Blocks 2 and 3
4	Block 1	12	Blocks 2, 3 and Detail View "A"
5	Blocks 1 and 4	13	Blocks 2 and 5
6	Blocks 1, 4 and 5	14	Blocks 2, 3 and 6
7	Blocks 1, 5, 7 & Detail View "Site Bench Mark"	15	Block 3
8	Blocks 2 and 3		

THIS SHEET NOT TO SCALE

PLAT OF

REPUBLIC GRAND RANCH SECTION 3

CONTAINING 7 BLOCKS, 139 LOTS, 1 RESERVE

A SUBDIVISION CONTAINING 340.24 ACRES OF LAND,
OUT OF THE RESIDUE OF THE 4818.84 ACRE
REPUBLIC GRAND RANCH, LLC TRACT,
CLERK'S FILE No. 2019113827, MONTGOMERY
COUNTY OFFICIAL PUBLIC RECORDS
JOSE MARIA DE LA GARZA GRANT, A-15
MONTGOMERY COUNTY, TEXAS

APRIL 2021

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

Job No. 20-094

SHEET 1 OF 15

DOC # 2021073259
Cabinet 002 Sheet 7393

OWNERS ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS,
COUNTY OF MONTGOMERY.

I/We, Gary P. Sumner, Authorized Agent of Patten Companies, LLC, as the manager for Republic Grand Ranch, LLC, owner of the property subdivided in the above and foregoing map of REPUBLIC GRAND RANCH SECTION 3, do hereby make subdivision of said property for and on behalf of said Republic Grand Ranch, LLC, according to the lines, streets, lots, alleys, parks, building lines, and easements thereon shown, and designate said subdivision as REPUBLIC GRAND RANCH SECTION 3, located in the JOSE MARIA DE LA GARZA SURVEY, A-15, Montgomery County, Texas, and on behalf of said Republic Grand Ranch, LLC, and dedicate to public use, as such, the streets, alleys, parks, and easements shown thereon forever, and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets and alleys dedicated, or occasioned by the alteration of the surface of any portion of streets or alleys to conform to such grades; and do hereby bind ourselves, our successors and assigns to warrant and forever defend the title to the land so dedicated.

This is to certify that I/We, Gary P. Sumner, Authorized Agent of Patten Companies, LLC, as the manager for Republic Grand Ranch, LLC, owner of the property subdivided in the above and foregoing map of REPUBLIC GRAND RANCH SECTION 3, have complied or will comply with all regulations heretofore on file with the Montgomery County Engineer and adopted by the Commissioners Court of Montgomery County, Texas.

There is also dedicated for utilities an unobstructed aerial easement five (5) feet wide from a plane twenty (20) feet above the ground upward, located adjacent to all easements shown hereon.

FURTHER, we, Republic Grand Ranch, LLC, do hereby dedicate forever to the public a strip of land, a minimum fifteen (15) feet wide on each side of the center line of any and all gullies, ravines, draws, sloughs, or other natural drainage courses located in the said subdivision, as easements for drainage purposes, giving Montgomery County and/or any other public agency the right to enter upon said easements at any and all times for the purpose of constructing and/or maintaining drainage work and/or structures.

FURTHER, all of the property subdivided in the above and foregoing map shall be restricted in its use, which restrictions shall run with the title to the property, and shall be enforceable, at the option of Montgomery County, by Montgomery County or any citizen thereof, by injunction, as follows:
1. That drainage of septic tanks into road, street, alley, or other public ditches, either directly or indirectly, is strictly prohibited.
2. Drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater, and shall be a minimum of one and three quarters (1-3/4) square feet (18" diameter pipe culvert).

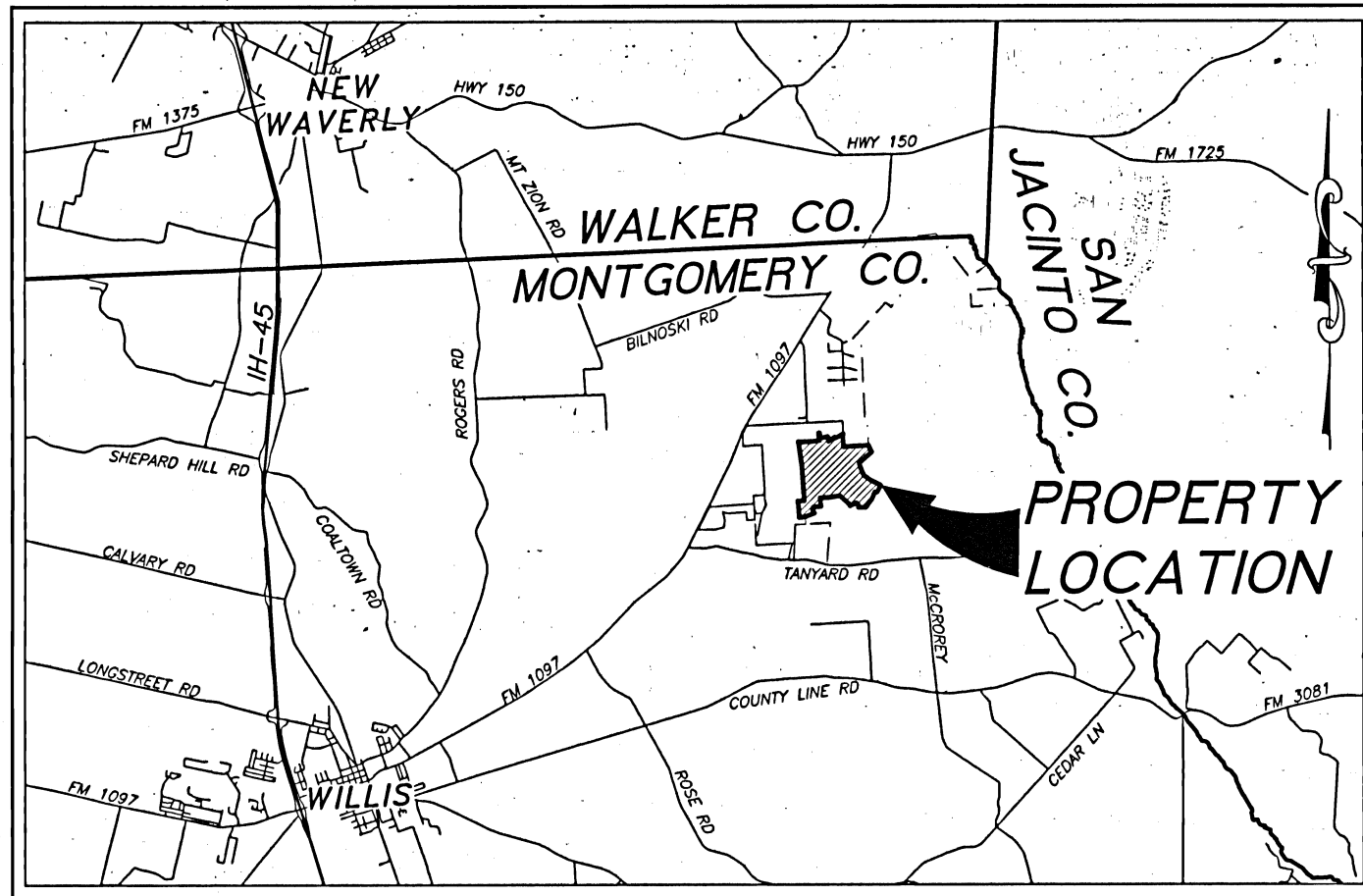
FURTHER, we do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of residential dwelling units thereon (or the placement of mobile home subdivision) and shall be restricted for same under the terms and conditions of such restrictions filed separately, unless otherwise noted.

IN TESTIMONY WHEREOF, Patten Companies, LLC, as the manager for Republic Grand Ranch, LLC has caused these presents to be signed by Gary P. Sumner, Authorized Agent, thereunto authorized, and it's common seal hereunto affixed

this 5 day of May 2021

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

[Signature]
By Gary P. Sumner, Authorized Agent



VICINITY MAP
Not To Scale

OWNERS ACKNOWLEDGEMENT FOR CORPORATIONS

STATE OF TEXAS,
COUNTY OF MONTGOMERY.

BEFORE ME, the undersigned authority, on this day personally appeared Gary P. Sumner, Authorized Agent for Republic Grand Ranch, LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that they executed the same for the purpose and considerations therein expressed, and in the capacity therein and herein set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE.

Dated this 5 day of May
21 by Shelby Genovak

[Signature]
Notary Public for State of Texas

COUNTY ENGINEER'S ACKNOWLEDGEMENT

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

I further certify that the plat of this subdivision complies with requirements for internal subdivision drainage as adopted by Commissioners Court; however, no certification is hereby given as to the effect of drainage from this subdivision on the intercepting drainage artery or parent stream or on any other area of subdivision within the watershed.

[Signature]
Jeff Johnson, P.E., 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 3.

DATED this _____ day of _____ 20____

[Signatures of Commissioners]
Robert C. Walker, Commissioner, Precinct 1
Mark Keough, County Judge
Charlie Riley, Commissioner, Precinct 2
James Nisback, Commissioner, Precinct 3
James Watts, Commissioner, Precinct 4

LIENHOLDERS ACKNOWLEDGEMENT & 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, said lien being evidenced by instrument of record under CFNs 2019113827 and 2019113828, Official Public Records of Montgomery County, Texas, do hereby in all things subordinate to said plat said lien, and I (or we) hereby confirm that I am (or we are) the present owner (or owners) of said lien and have not assigned the same nor any part thereof.

[Signature]
By: SHP REPUBLIC GRAND RANCH, LLC.

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS,
COUNTY OF MONTGOMERY.

I, Mark Turnbull, County Clerk of Montgomery County, Texas, do hereby certify that the within instrument with it's certificate of authentication was filed for registration in my office on

May 25 2021
at 9:30 o'clock, A M, and duly recorded on
May 28 2021
at 10:40 o'clock, A M, in Cabinet 2 sheet 7393
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.

[Signature]
Mark Turnbull, Clerk, County Court,
Montgomery County, Texas
By *[Signature]* Deputy



NOTARY PUBLIC ACKNOWLEDGEMENT

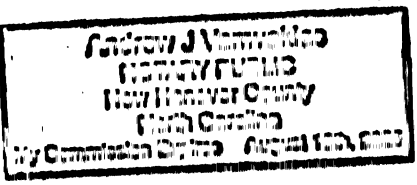
STATE OF NORTH CAROLINA,
COUNTY OF NEW HANOVER.

BEFORE ME, the undersigned authority, on this day personally appeared SHP REPUBLIC GRAND RANCH, LLC, herewith *[Signature]* known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE.

Dated this 3rd day of MAY 2021

[Signature]
Notary Public for State of North Carolina



CERTIFICATION BY THE SURVEYOR

I, Michael A. Namken, 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; was prepared from an actual survey of the property made under my supervision on the ground; that the elevation benchmark reflected on the face of the plat was established as required by regulations; that all corners and angle points of the boundaries of the original tract to be subdivided of reference have been marked with iron (or other suitable permanent metal) pipe or rods have a diameter of not less than five-eighths of an inch (5/8") and a length of not less than three feet (3'); and that the plat boundary corners have been tied to the nearest survey corner.



[Signature] 5-5-2021
Michael A. Namken
Registered Professional Land Surveyor No. 6533

OWNER / DEVELOPER

REPUBLIC GRAND RANCH, LLC
1015A West S.H. 150
New Waverly, TX 77358
928-713-1841

Renee Howes,
Authorized Agent
P. O. Box 261,
Skull Valley, AZ 85338
rhowesconsulting@gmail.com

PLAT OF
**REPUBLIC GRAND RANCH
SECTION 3**
CONTAINING 7 BLOCKS, 139 LOTS, 1 RESERVE
A SUBDIVISION CONTAINING 340.24 ACRES OF LAND,
OUT OF THE RESIDUE OF THE 4818.84 ACRE
REPUBLIC GRAND RANCH, LLC TRACT,
CLERK'S FILE No. 2019113827, MONTGOMERY
COUNTY OFFICIAL PUBLIC RECORDS
JOSE MARIA DE LA GARZA GRANT, A-15
MONTGOMERY COUNTY, TEXAS

APRIL 2021

Namken, Inc.
P.O. Box 1158, New Waverly, Tx 77358
TBPFLS Form No. 10194090
936-661-3325

Job No. 20-094

SHEET 2 OF 15

DOC # 2021073259
Cabinet 00Z Sheet 7394

OWNER / DEVELOPER

REPUBLIC GRAND RANCH, LLC
1015A West S.H. 150
New Waverly, TX 77358
928-713-1841

Renee Howes,
Authorized Agent
P.O. Box 281
Skull Valley, AZ 86338
rhowesconsulting@gmail.com

REPUBLIC GRAND RANCH SECTION 3 LINE & CURVE TABLES

BOUNDARY AND R.O.W. CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	176.02'	630.00'	N 08°00'14" W	175.44'	16°00'29"
C2	63.38'	570.00'	N 19°11'37" W	63.35'	6°22'16"
C3	64.81'	470.00'	S 07°32'21" E	64.76'	7°54'04"
C4	275.77'	530.00'	S 26°23'46" E	272.67'	29°48'45"
C5	63.82'	830.00'	N 10°34'24" W	63.80'	4°24'20"
C6	59.21'	770.00'	S 10°34'24" E	59.19'	4°24'20"
C7	77.42'	830.00'	S 32°42'32" E	77.39'	5°20'39"
C8	227.70'	800.00'	S 27°37'30" E	226.93'	16°18'28"
C9	288.41'	600.00'	S 33°14'30" E	285.64'	27°32'27"
C10	263.61'	400.00'	S 28°07'58" E	258.86'	37°45'32"
C11	140.23'	400.00'	S 19°17'48" E	139.51'	20°05'12"
C12	208.41'	400.00'	S 44°15'57" E	206.06'	29°51'07"
C13	85.74'	400.00'	S 53°03'04" E	85.57'	12°16'52"
C14	117.32'	400.00'	S 55°18'47" E	116.90'	16°48'17"
C15	39.26'	25.00'	N 71°17'58" E	35.36'	90°01'46"
C16	39.26'	25.00'	N 18°42'02" E	35.35'	89°58'14"
C17	13.97'	430.00'	S 62°45'20" E	13.96'	1°51'39"
C18	61.51'	800.00'	S 10°34'24" E	61.50'	4°24'20"
C19	129.56'	1017.86'	S 15°47'42" E	129.48'	7°17'36"
C20	37.85'	25.00'	S 27°09'27" W	34.34'	86°44'35"
C21	39.27'	25.00'	S 64°28'16" E	35.36'	90°00'00"
C22	397.32'	600.00'	S 38°26'31" E	390.10'	37°56'29"
C23	288.72'	600.00'	S 43°37'38" E	285.94'	27°34'15"
C24	39.27'	25.00'	S 15°09'30" W	35.36'	90°00'00"
C25	39.27'	25.00'	S 74°50'30" E	35.36'	90°00'00"
C26	197.17'	600.00'	S 39°15'27" E	196.29'	18°49'43"
C27	342.04'	600.00'	S 32°20'21" E	337.43'	32°39'44"
C28	37.17'	25.00'	S 68°13'59" E	33.84'	85°11'00"
C29	37.17'	25.00'	S 26°35'01" W	33.84'	85°11'00"
C30	21.68'	25.00'	S 85°59'05" E	21.00'	49°40'47"
C31	292.54'	60.00'	N 20°49'29" W	277.65'	27°21'34"
C32	21.68'	25.00'	S 44°20'07" W	21.00'	49°40'47"
C33	143.90'	600.00'	S 77°23'58" W	143.55'	13°44'29"
C34	38.05'	25.00'	N 52°07'30" W	34.48'	87°12'34"
C35	40.49'	25.00'	S 37°52'30" W	36.21'	92°47'26"
C36	21.68'	25.00'	N 16°19'11" E	21.00'	49°40'47"
C37	292.54'	60.00'	S 81°28'47" W	277.65'	27°21'34"
C38	21.68'	25.00'	S 33°21'37" E	21.00'	49°40'47"
C39	195.10'	1200.00'	S 06°17'05" E	195.05'	4°28'17"
C40	2425.16'	2500.00'	S 61°56'43" E	2033.01'	115°47'34"
C41	39.66'	25.00'	S 07°31'47" E	35.63'	90°53'00"
C42	36.69'	25.00'	N 79°57'15" E	33.48'	84°05'03"
C43	289.73'	400.00'	S 17°09'42" W	283.44'	41°30'03"
C44	68.95'	500.00'	S 07°32'21" E	68.90'	7°54'04"
C45	39.27'	25.00'	S 41°24'41" W	35.36'	90°00'00"
C46	35.82'	25.00'	S 52°32'21" E	32.84'	82°05'56"

VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT LINE TABLES

LINE BEARING	DISTANCE	LINE BEARING	DISTANCE		
L14	S 41°41'18" E	12.37'	L187	N 07°07'32" W	52.03'
L15	S 50°15'47" E	45.49'	L188	N 00°00'00" W	155.13'
L16	N 62°03'58" E	54.46'	L189	N 16°34'11" E	46.02'
L17	N 86°56'14" E	50.37'	L190	N 05°30'54" W	56.26'
L18	N 53°34'00" E	90.46'	L191	N 00°59'02" W	67.23'
L19	N 40°47'59" E	87.86'	L192	N 09°38'05" E	53.23'
L20	S 76°35'33" E	23.42'	L193	S 26°45'26" E	97.24'
L21	N 67°48'13" E	26.99'	L194	S 30°57'36" E	160.94'
L22	S 69°17'43" E	43.59'	L195	S 20°49'51" E	107.24'
L23	S 54°10'46" E	29.11'	L196	N 18°53'10" E	105.93'
L24	S 67°43'01" E	30.54'	L197	S 65°46'47" E	41.01'
L25	S 44°09'46" E	35.75'	L198	S 49°18'51" E	74.34'
L26	S 79°22'14" E	50.15'	L199	S 44°00'27" E	66.72'
L27	S 29°18'40" E	45.24'	L200	S 39°59'10" E	31.36'
L28	S 59°28'08" E	117.48'	L201	N 78°03'45" E	18.72'
L29	S 71°07'02" E	96.59'	L202	S 51°24'23" E	42.34'
L30	S 61°20'13" E	176.47'	L203	S 29°44'11" E	34.89'
L31	S 73°36'00" E	40.20'	L204	S 14°32'41" E	24.60'
L32	S 47°56'30" E	81.69'	L205	S 78°23'35" E	67.97'
L33	S 37°06'45" E	109.03'	L206	S 17°58'37" E	49.37'
L34	S 50°25'36" E	32.29'	L207	S 60°09'27" E	44.36'
L35	S 37°27'13" E	57.01'	L208	S 89°00'30" E	60.99'
L36	S 15°03'06" E	24.16'	L209	S 80°02'27" E	89.04'
L37	S 54°35'46" E	91.40'	L210	S 56°55'16" E	52.12'
L38	S 73°04'52" E	53.77'	L211	S 43°07'07" E	76.90'
L39	S 43°27'19" E	92.75'	L212	S 46°34'24" E	84.14'
L40	S 62°13'51" E	114.92'	L213	S 51°23'51" E	235.17'
L41	S 69°27'06" E	101.45'	L214	S 62°27'28" E	45.06'
L42	S 53°24'11" E	102.54'	L215	S 88°25'23" E	61.86'
L43	S 79°33'33" E	62.20'	L216	S 25°02'52" E	120.85'
L44	S 56°33'46" E	38.33'	L217	S 35°29'53" E	128.20'
L45	N 89°20'36" E	23.13'	L218	S 26°19'49" E	67.22'
L46	S 33°39'05" E	35.27'	L219	S 19°43'53" E	78.39'
L47	N 19°21'20" W	24.60'	L220	S 08°33'24" W	89.05'
L48	S 18°53'13" E	28.36'	L221	S 05°45'57" E	232.63'
L49	S 64°08'10" E	22.05'	L222	S 38°29'45" E	39.64'
L50	S 16°51'59" W	15.41'	L223	S 63°17'51" E	49.70'
L51	S 22°21'18" W	20.66'	L224	S 07°45'42" E	189.81'
L52	S 09°25'12" W	54.54'	L225	S 48°02'20" E	118.76'
L53	S 63°27'52" E	18.61'	L226	S 51°44'59" E	65.32'
L54	S 15°10'32" E	31.26'	L227	S 22°38'01" E	61.18'
L55	S 43°25'01" E	39.36'	L228	S 57°47'29" E	105.60'
L56	S 14°30'47" E	26.73'	L229	S 65°12'20" E	98.62'
L57	S 57°39'38" E	28.62'	L230	N 42°31'50" E	44.04'
L58	S 24°40'29" E	46.64'	L231	N 17°49'15" W	15.62'
L59	S 41°34'26" E	91.58'	L232	N 51°01'56" W	37.68'
L60	S 15°36'07" E	14.40'	L233	N 15°59'17" E	38.01'
L61	N 88°22'23" E	53.76'	L234	N 73°08'36" E	104.97'
L62	N 79°11'35" E	179.37'	L235	S 23°27'26" E	66.24'
L63	S 55°27'50" E	90.88'	L236	S 05°49'48" W	68.86'
L64	N 71°56'10" E	91.04'	L237	S 05°48'59" E	148.04'
L65	N 42°24'58" E	21.84'	L238	S 34°33'43" E	64.13'
L66	S 86°27'00" E	124.63'	L239	S 39°21'22" E	91.84'
L67	N 85°49'10" E	70.69'	L240	S 27°04'26" E	58.95'
L68	S 57°12'35" E	71.83'	L241	S 20°34'47" E	45.55'
L69	N 68°41'31" E	70.44'	L242	S 16°36'24" W	67.89'
L70	N 60°47'05" E	52.44'	L243	S 05°53'19" E	21.38'
L71	N 88°12'01" E	30.32'	L244	S 58°22'00" E	54.79'
L72	N 30°28'09" E	26.68'	L245	S 05°50'11" E	60.35'
L73	S 61°29'46" E	72.69'	L246	S 50°20'55" W	32.64'
L74	S 46°49'03" E	64.37'	L247	S 02°35'02" E	94.23'
L75	S 60°15'31" E	46.75'	L248	S 50°15'56" E	63.83'
L76	S 53°55'36" E	74.56'	L249	S 54°07'55" E	100.95'
L77	S 40°14'43" E	42.07'	L250	S 62°32'38" E	102.80'
L78	S 20°50'38" E	56.84'	L251	N 74°39'13" E	129.91'
L79	S 48°18'45" E	30.19'	L252	S 55°17'53" E	46.99'
L80	S 67°36'32" E	31.86'	L253	S 60°31'51" E	59.60'
L81	S 07°48'09" E	23.39'	L254	S 52°18'19" W	54.92'
L82	S 59°33'03" E	21.90'	L255	S 46°56'32" E	91.02'
L83	S 89°00'47" E	21.36'	L256	S 50°07'12" E	89.10'
L84	S 82°27'09" E	34.00'	L257	S 73°20'02" E	137.41'
L85	S 70°07'34" E	72.98'	L258	N 52°11'42" E	70.94'
L86	N 19°26'24" E	23.31'	L259	S 80°42'06" E	41.23'

BOUNDARY AND R.O.W. LINE TABLE

LINE BEARING	DISTANCE	
L1	S 51°26'23" W	66.02'
L2	N 63°41'09" W	74.83'
L3	N 00°00'00" W	36.73'
L4	S 73°59'31" W	60.00'
L5	N 01°10'11" E	56.51'
L6	S 03°35'19" E	53.77'
L7	S 78°30'37" W	60.00'
L8	N 00°44'41" W	25.07'
L9	N 14°13'10" W	61.05'
L10	N 81°37'46" E	60.00'
L11	S 12°46'34" W	23.61'
L12	N 65°06'24" E	61.10'
L13	S 08°22'14" E	223.84'

DRAINAGE EASEMENT LINE TABLES

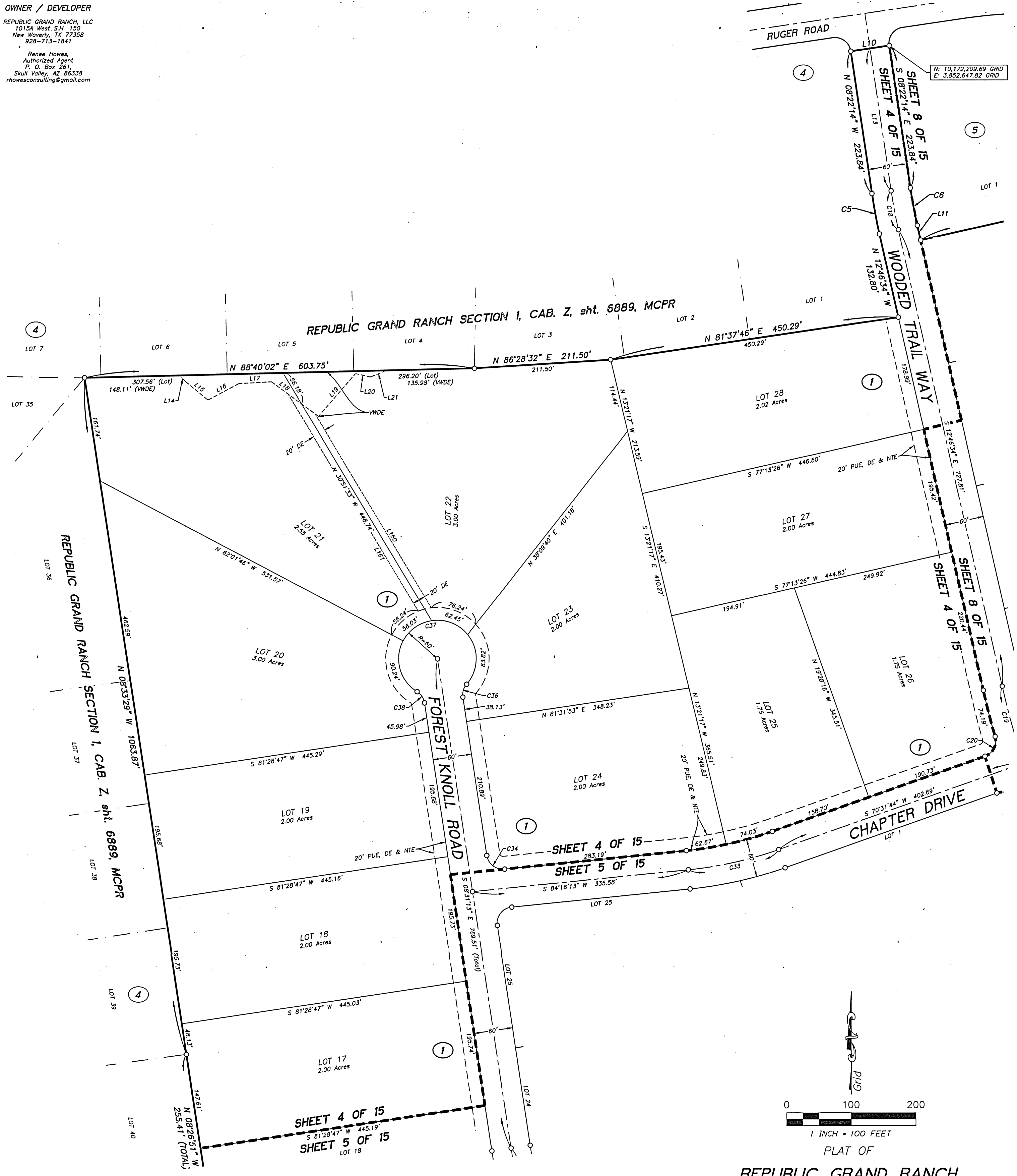
LINE BEARING	DISTANCE	LINE BEARING	DISTANCE		
L160	N 30°50'15" W	351.16'	L182	N 51°26'25" E	326.52'
L161	N 30°50'15" W	392.95'	L183	N 51°26'25" E	318.86'
L162	N 46°38'50" E	60.20'	L184	N 26°13'43" E	45.90'
L163	N 69°56'34" E	613.89'	L185	N 49°33'41" E	51.35'
L164	N 40°37'58" E	208.89'	L186	N 60°31'32" E	132.75'
L165	S 40°37'58" W	199.49'	L187	N 60°27'41" E	3.83'
L166	S 69°56'34" W	615.55'	L188	N 26°13'43" E	53.16'
L167	S 46°38'50" W	63.83'	L189	N 49°33'41" E	43.79'
L168	S 70°31'44" W	3.17'	L190	N 60°31'32" E	141.83'
L169	N 33°38'23" E	471.20'	L191	S 07°49'33" E	40.92'
L170	N 25°12'26" E	50.97'	L192	S 43°37'39" E	45.19'
L171	N 88°03'48" E	429.82'	L193	S 04°41'08" W	85.54'
L172	S 76°52'28" E	371.31'	L194	S 07°49'33" E	58.07'
L173	S 67°49'11" W	5.38'	L195	S 43°37'39" E	41.42'
L174	N 76°52'28" W	383.96'	L196	S 04°41'08" W	49.52'
L175	N 88°03'48" E	407.53'	L197	S 03°10'59" E	86.63'
L176	S 25°12'26" W	34.85'	L198	N 18°48'13" W	109.05'
L177	S 33°38'23" W	472.86'	L199	S 23°41'43" W	104.98'
L178	N 44°46'52" E	237.82'	L200	S 03°10'59" E	92.46'
L179	N 44°46'52" E	240.67'	L201	S 18°48'13" W	116.16'
L180	N 42°17'17" E	96.87'	L202	S 23°41'43" W	140.50'
L181	N 42°17'17" E	102.87'	L203	S 61°36'31" W	12.08'

GENERAL NOTES

- The purpose of this plot is to create REPUBLIC GRAND RANCH SECTION 3, being out of the residue of a called 4818.84 acre tract recorded under Clerk's File Number 2019113827 MCOPR, and to dedicate the following:
 - the sixty (60) foot road rights-of-way,
 - the adjacent twenty (20) foot Public Utility Easements (PUE),
 - the twenty (20) foot Drainage Easements,
 - the twenty (20) foot Nature Trail Easements,
 - the Variable Width Private Drainage Easements and Drainage Easements not adjacent to the road rights-of-way as shown hereon, to the public.
- Bearings, Distances, Coordinates, Elevations and Acres hereon are referenced to the Texas State Plane Coordinate System, Central Zone, NAD 83 (2011), NAVD 88 (GEOID 18) and based upon N.G.S. OPUS post-processing and GPS Observations. Said OPUS solution is based on NGS CORS ID ROD1 (PID 08895), TXLV (PID DN4508) and TXHE (PID DH3608). Distances are U.S. Survey Feet (Grid) and may be converted to geodetic horizontal (surface) by dividing by a Combined Scale factor of 0.9999076.
- Based on the graphic location of the available GIS data from the Federal Emergency Management Agency (FEMA) Flood Map Service Center (https://msc.fema.gov/portal/secure/) superimposed upon the subject lot, and based on the FEMA Flood Insurance Rate Maps, revised 18 August 2014, Montgomery County #480483, Map No. 48339C0250G, Panel 0250G, 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 "AE" (Areas determined to be subject to the inundation by the 1% annual chance flood, WITH base flood elevation determined),
 - and Flood Hazard Zone "A" (Areas determined to be the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment).
 The Base Flood Elevations (BFE's) shown hereon are based on a scaled approximation of the age-referenced FEMA Flood Insurance Rate Map No. 48339C0250G. This statement does not imply that any portion of the subject tract is free of potential flood hazard localized flooding which occur due to natural and/or man-made influences. The flood statement shall create no liability on the part of Namken, Inc. or the undersigned.
- Acres 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.
- 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. Monumentations shown hereon as found are controlling monuments unless noted as reference only. Please review the record

OWNER / DEVELOPER

REPUBLIC GRAND RANCH, LLC
 1015A West S.H. 150
 New Waverly, TX 77358
 928-713-1841
 Renee Howes,
 Authorized Agent
 P. O. Box 261,
 Skull Valley, AZ 86338
 rhowesconsulting@gmail.com



- LEGEND**
- ④ Block Number
 - IPF Found Iron Pipe, size and cap as noted
 - IRF Found Iron Rod, size and cap as noted
 - Found/Set 5/8" Iron Rod with 1-3/4" blue plastic cap mkd. "MICHAEL A. NAMKEN RPLS 6533", UNLESS otherwise noted
 - ▨ Floodway Areas in Zone AE
 - ▨ Flood Zone AE
 - CFN Clerk's File Number
 - MCDR Montgomery County Deed Records
 - MCOFPR Montgomery County Official Public Records
 - MCRPR Montgomery County Real Property Records
 - MCPR Montgomery County Plat Records
 - Mn. FF Minimum Finished Floor Elevation
 - PUE, DE & NTE Public Utility Easement, Drainage Easement & Nature Trail Easement
 - VWDE Variable Width Private Drainage Easement
 - VB Vegetative Buffer

INDIVIDUAL SHEETS INDEX			
1	Vicinity Map and Sheet Number Layout	9	Blocks 2 and 4
2	Certifications and Dedications	10	Blocks 4 and 5
3	Notes, Line and Curve Tables	11	Blocks 2 and 3
4	Block 1	12	Blocks 2, 3 and Detail View "A"
5	Blocks 1 and 4	13	Blocks 2 and 5
6	Blocks 1, 4 and 5	14	Blocks 2, 3 and 6
7	Blocks 1, 5, 7 & Detail View "Site Bench Mark"	15	Block 3
8	Blocks 2 and 3		

REPUBLIC GRAND RANCH SECTION 3
 CONTAINING 7 BLOCKS, 139 LOTS, 1 RESERVE
 A SUBDIVISION CONTAINING 340.24 ACRES OF LAND,
 OUT OF THE RESIDUE OF THE 4818.84 ACRE
 REPUBLIC GRAND RANCH, LLC TRACT,
 CLERK'S FILE No. 2019113827, MONTGOMERY
 COUNTY OFFICIAL PUBLIC RECORDS
 JOSE MARIA DE LA GARZA GRANT, A-15
 MONTGOMERY COUNTY, TEXAS

APRIL 2021

Namken, Inc.
 P.O. Box 1158, New Waverly, TX 77358
 TBPEL'S Firm No. 10194090
 936-661-3325

Job No. 20-094

SHEET 4 OF 15

DOC # 2021073259
 Cabinet 002 Sheet 7396