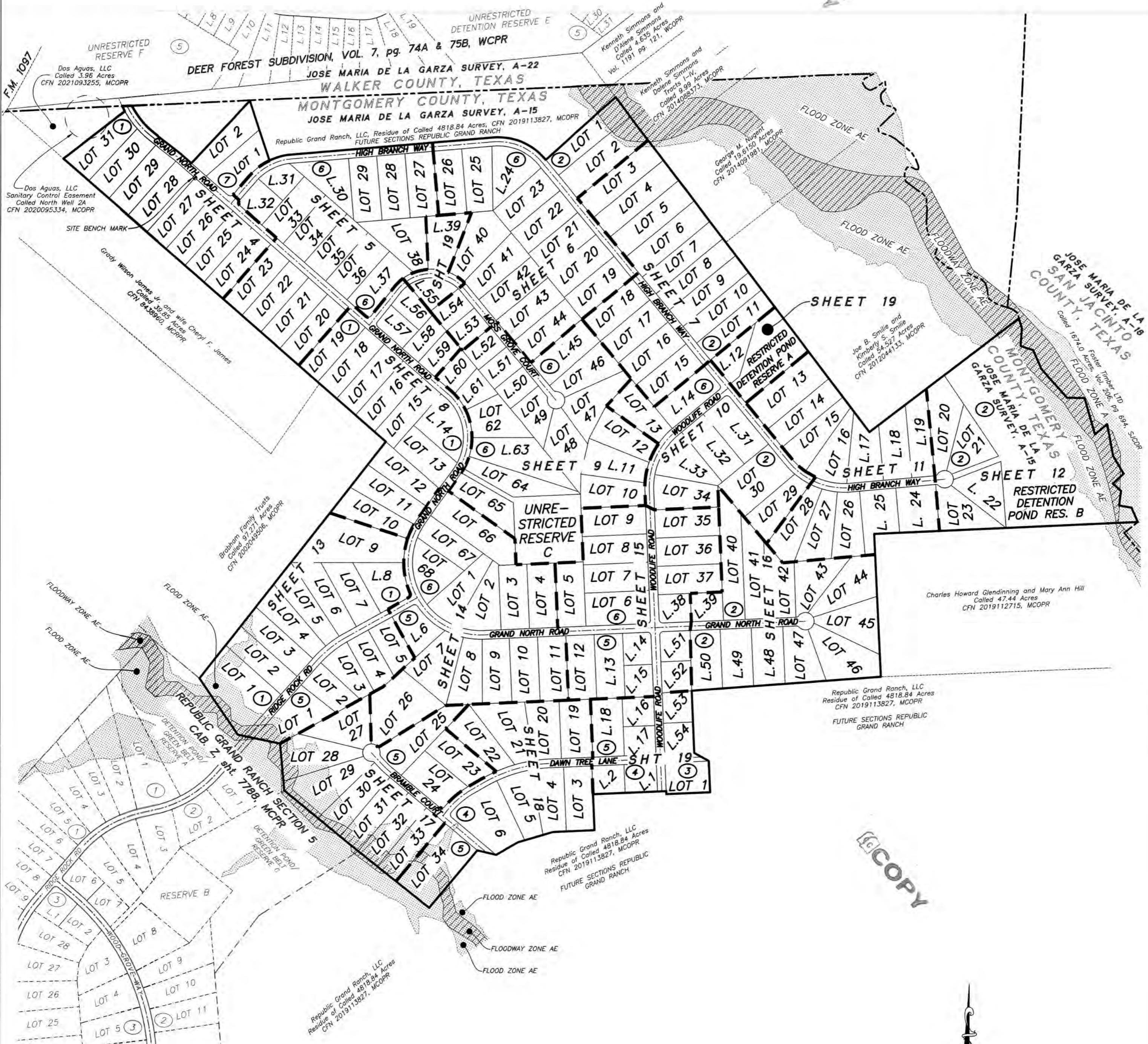


OWNER / DEVELOPER
 REPUBLIC GRAND RANCH, LLC
 1015A West S.H. 150
 New Waverly, TX 77358
 928-713-1841
 Gary P. Sumner,
 Authorized Agent

REPUBLIC GRAND RANCH SECTION 6 SHEET INDEX



- LEGEND**
- ① Block Number
 - CMF Found Concrete Monument, size and type as noted
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 - CFN Clerk's File Number
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THIS SHEET NOT TO SCALE
 PLAT OF
**REPUBLIC GRAND RANCH
 SECTION 6**
 CONTAINING 7 BLOCKS, 196 LOTS, 3 RESERVES
 A SUBDIVISION CONTAINING 449.68 ACRES OF LAND,
 OUT OF THE RESIDUE OF THE 4818.84 ACRES
 REPUBLIC GRAND RANCH, LLC TRACT, CLERK'S FILE
 No. 2019113827, MONTGOMERY COUNTY
 OFFICIAL PUBLIC RECORDS
JOSE MARIA DE LA GARZA SURVEY, A-15
 MONTGOMERY COUNTY, TEXAS

DECEMBER 2021
 Namken, Inc.
 P.O. Box 1158, New Waverly, TX 77358
 TBPELS Firm No. 10134090
 936-661-3325

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 6, 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 6, 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 6, 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).

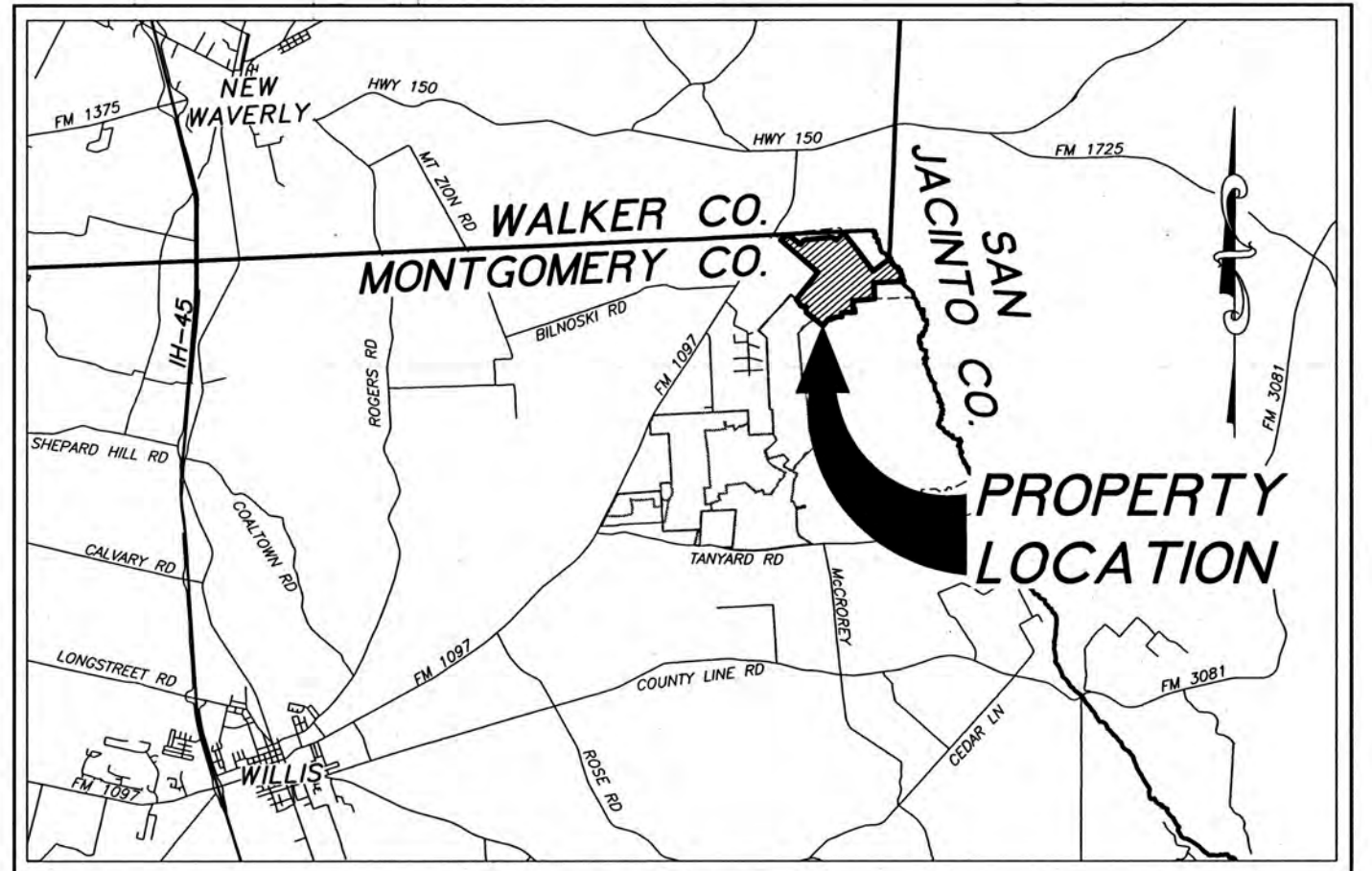
FURTHER, we do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of residential dwelling units thereon (or the placement of mobile home subdivision) and shall be restricted for some under the terms and conditions of such restrictions 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 its common seal hereunto affixed

this 26 day of January, 2022

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

Gary P. Sumner
By: Gary P. Sumner, Authorized Agent



VICINITY MAP
Not To Scale

OWNERS ACKNOWLEDGEMENT FOR CORPORATIONS

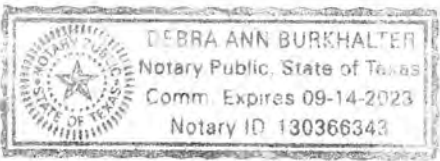
STATE OF TEXAS,
COUNTY OF MONTGOMERY.

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 26 day of January, 2022

Debra Ann Burkhalter
Notary Public for State of Texas



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, 2019113828 and 2021058150, 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.

WAFB
By: SHP REPUBLIC GRAND RANCH, LLC.

NOTARY PUBLIC ACKNOWLEDGEMENT

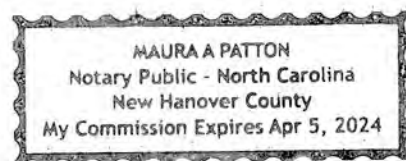
STATE OF NORTH CAROLINA,
COUNTY OF NEW HANOVER.

BEFORE ME, the undersigned authority, on this day personally appeared SHP REPUBLIC GRAND RANCH, LLC, herewith Michael Burnham 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 December, 2021

Maura A. Patton
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.

Mike Namken
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
Gary P. Sumner,
Authorized Agent

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.

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 29 day of March, 2022

Robert C. Walker
Robert C. Walker
Commissioner, Precinct 1

James Nback
James Nback
Commissioner, Precinct 3

Charlie Riley
Charlie Riley
Commissioner, Precinct 2

James Nback
James Nback
Commissioner, Precinct 4

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 its certificate of authentication was filed for registration in my office on

March 29, 2022

at 9:20 o'clock, A M., and duly recorded on

March 31, 2022

at 11:22 o'clock, A M., in Cabinet 002, sheet 8339

of record of Map for said County.

WITNESS MY HAND AND SEAL OF OFFICE, at Conroe, Montgomery County, Texas, the day and date last above written.

Mark Turnbull, Clerk, County Court,
Montgomery County, Texas
Cecilia Amarena
By: Cecilia Amarena, Deputy

PLAT OF
**REPUBLIC GRAND RANCH
SECTION 6**
CONTAINING 7 BLOCKS, 196 LOTS, 3 RESERVES
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OUT OF THE RESIDUE OF THE 4818.84 ACRES
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JOSE MARIA DE LA GARZA SURVEY, A-15
MONTGOMERY COUNTY, TEXAS

DECEMBER 2021
Namken, Inc.
P.O. Box 1158, New Waverly, TX 77358
TBPELS Firm No. 10194090
936-661-3325

DOC # 2022040646
Cabinet 002 Sheet 8340

Job No. 21-014

OWNER / DEVELOPER

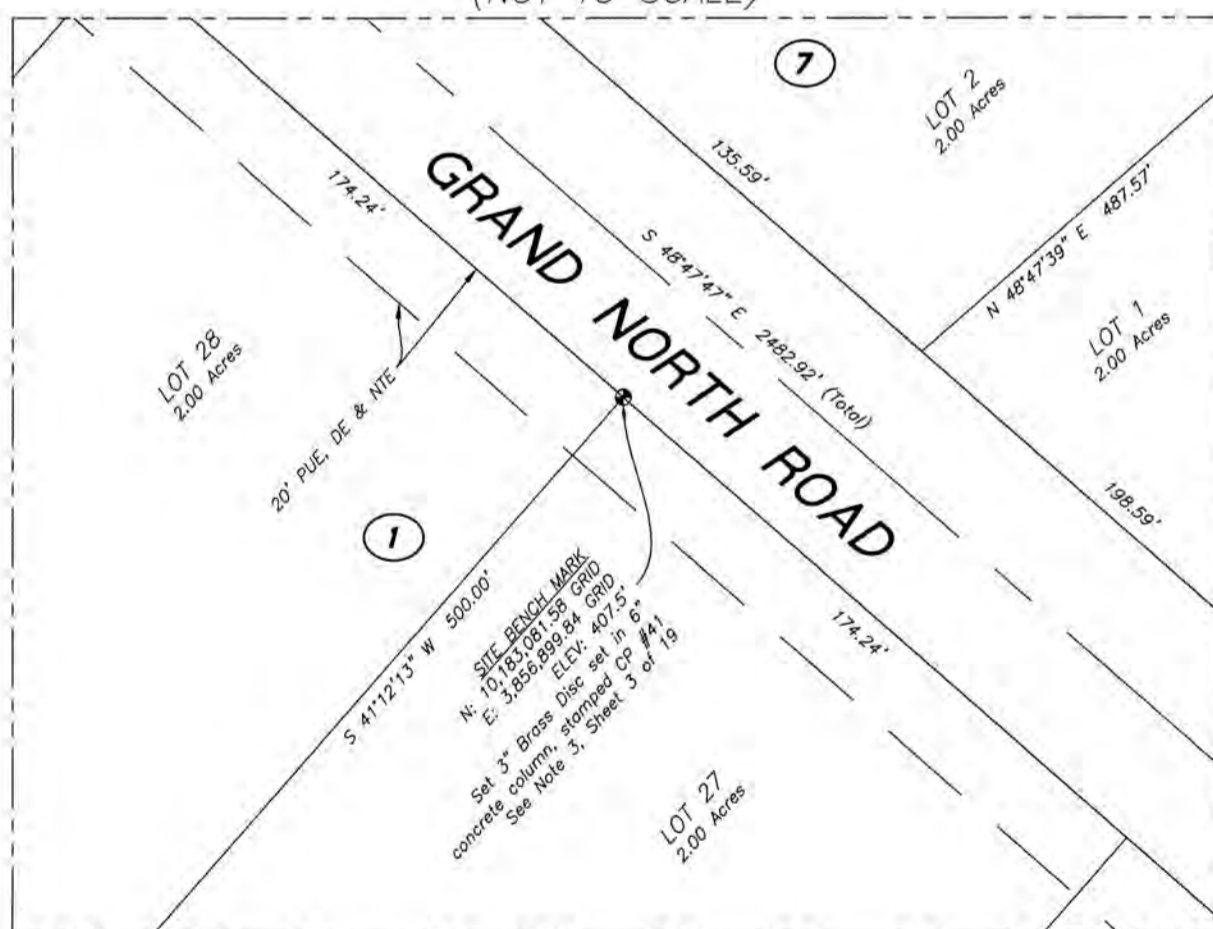
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1015A West S.H. 150
New Waverly, TX 77358
928-713-1841

Gary P. Sumner,
Authorized Agent

**JOSE MARIA DE LA GARZA SURVEY, A-22
WALKER COUNTY, TEXAS
MONTGOMERY COUNTY, TEXAS
JOSE MARIA DE LA GARZA SURVEY, A-15**



**DETAIL VIEW
"SITE BENCH MARK"**
(NOT TO SCALE)



LEGEND

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- Montgomery County Plat Records
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**REPUBLIC GRAND RANCH
SECTION 6**

CONTAINING 7 BLOCKS, 196 LOTS, 3 RESERVES

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DECEMBER 2021

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

Job No. 21-014

SHEET 4 OF 19

OWNER / DEVELOPER

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

PAUL E. CAMERON, JR.
 CFN 9045934, MCOPR
 CFN 8544275, MCOPR
 Affidavit of Abandonment
 CFN 2021042892, MCOPR

FUTURE REPUBLIC GRAND RANCH SECTIONS
 Republic Grand Ranch, LLC
 Residue of Colled 4818.84 Acres
 CFN 2019113827, MCOPR

COPY



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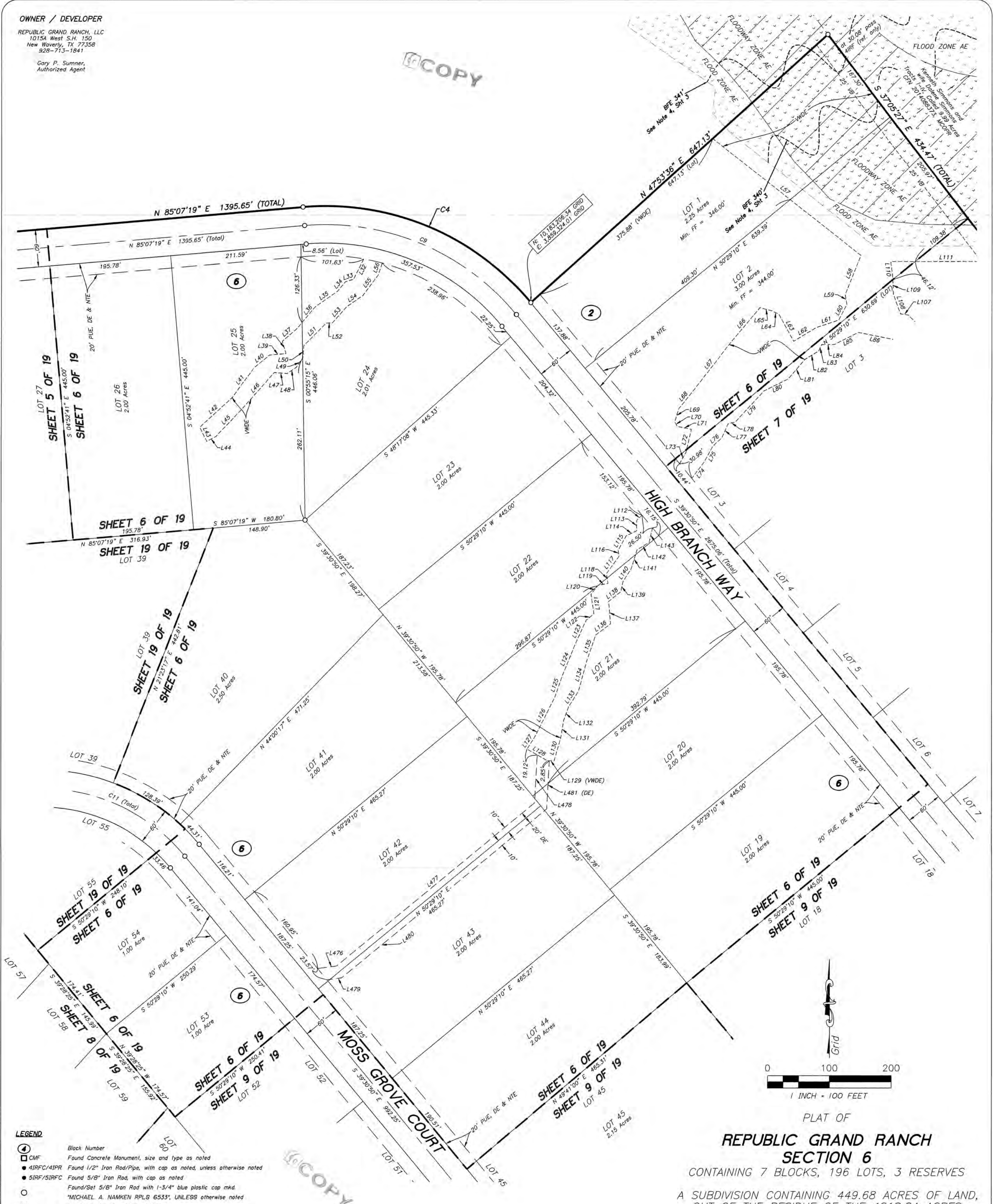
SHEET 5 OF 19

OWNER / DEVELOPER

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

Gary P. Sumner,
Authorized Agent

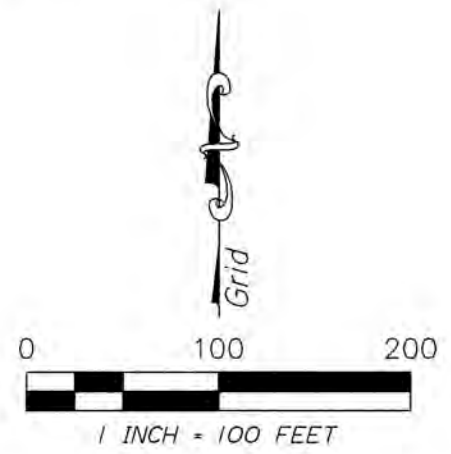
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TSP/ELS Firm No. 10194090
936-661-3325

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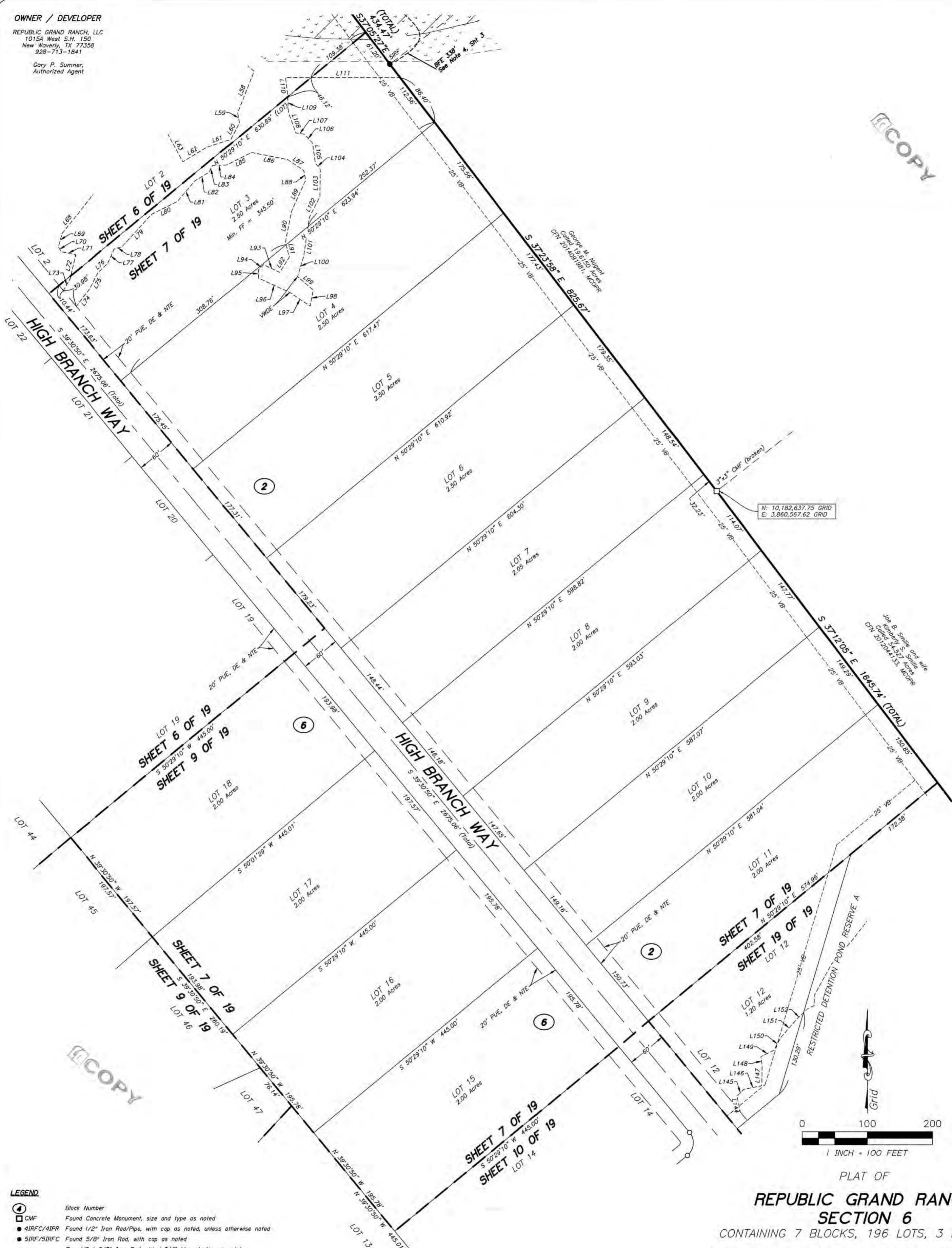
SHEET 6 OF 19

OWNER / DEVELOPER

REPUBLIC GRAND RANCH, LLC
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New Waverly, TX 77358
928-713-1841

Gary P. Sumner,
Authorized Agent

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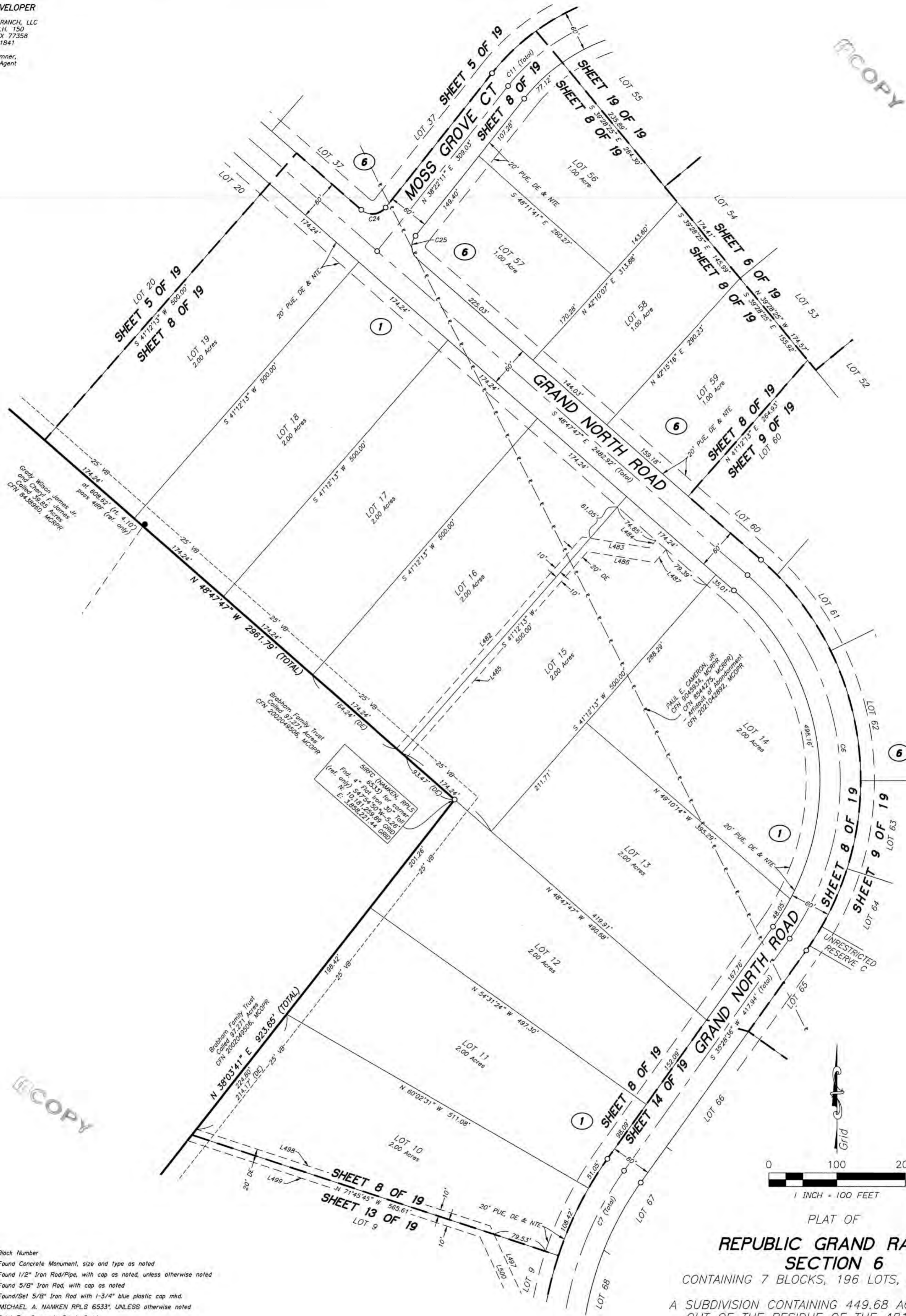
SHEET 7 OF 19

OWNER / DEVELOPER

REPUBLIC GRAND RANCH, LLC
 1015A West S.H. 150
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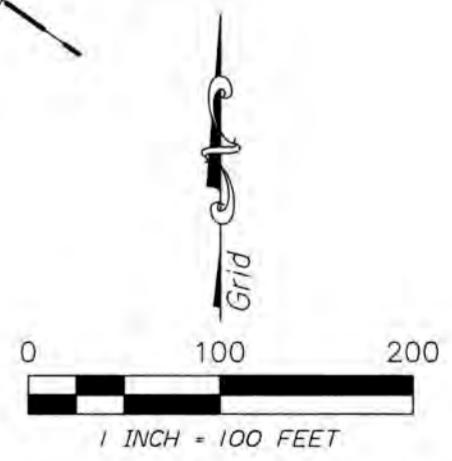
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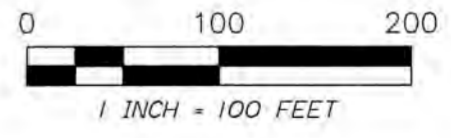
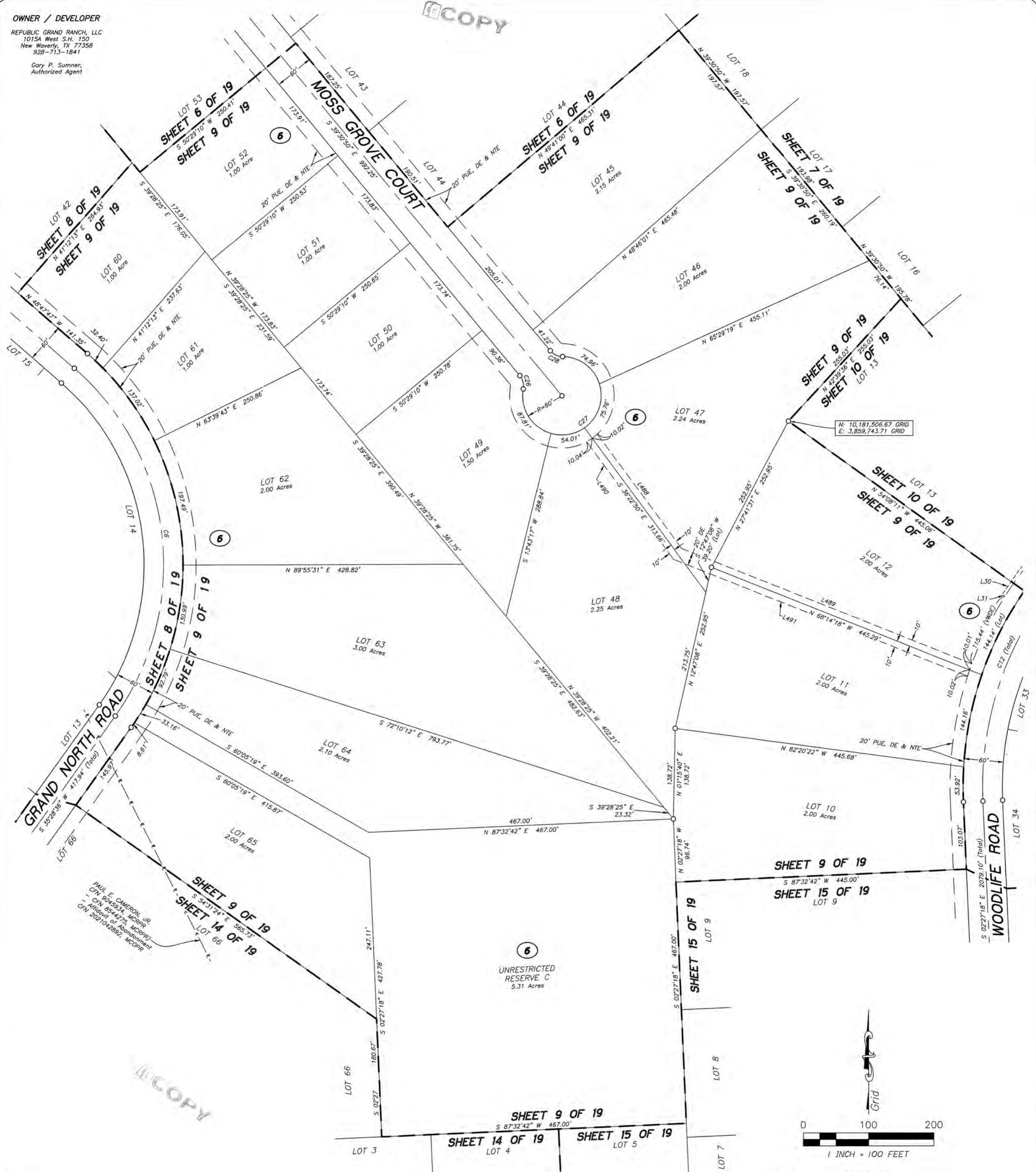
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Job No. 21-014

SHEET 8 OF 19

OWNER / DEVELOPER
 REPUBLIC GRAND RANCH, LLC
 1015A West S.H. 150
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COPY



**REPUBLIC GRAND RANCH
 SECTION 6**

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SHEET 9 OF 19

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 - 4IRFC/4IPR Found 1/2" Iron Rod/Pipe, with cap as noted, unless otherwise noted
 - 5IRF/5IRFC Found 5/8" Iron Rod, with 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
 - ⊙ Paint For Corner in Peach Creek
 - CFN Clerk's File Number
 - ▨ Floodway Areas in Zone AE
 - ▨ Flood Zone AE
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 - WCPR Walker County Plat Records

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10	Blocks 2 and 6		

OWNER / DEVELOPER

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

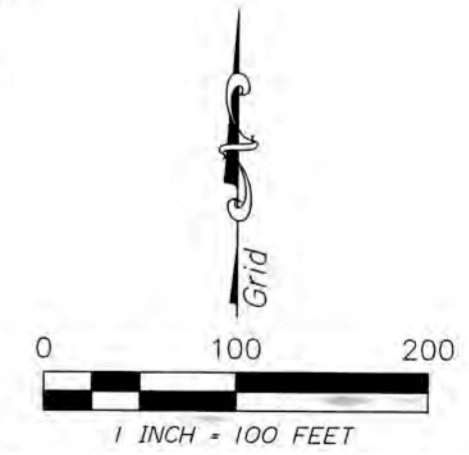
Gary P. Sumner,
Authorized Agent



COPY

COPY

COPY



LEGEND

- Ⓚ Block Number
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- 4IRFC/4IPR Found 1/2" Iron Rod/Pipe, with cap as noted, unless otherwise noted
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PLAT OF
REPUBLIC GRAND RANCH
SECTION 6
CONTAINING 7 BLOCKS, 196 LOTS, 3 RESERVES

A SUBDIVISION CONTAINING 449.68 ACRES OF LAND,
OUT OF THE RESIDUE OF THE 4818.84 ACRES
REPUBLIC GRAND RANCH, LLC TRACT, CLERK'S FILE
No. 2019113827, MONTGOMERY COUNTY
OFFICIAL PUBLIC RECORDS
JOSE MARIA DE LA GARZA SURVEY, A-15
MONTGOMERY COUNTY, TEXAS

DECEMBER 2021

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

Job No. 21-014

SHEET 10 OF 19

OWNER / DEVELOPER

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

Gary P. Sumner,
Authorized Agent

RECOPY



- LEGEND**
- ① Block Number
 - CMF Found Concrete Monument, size and type as noted
 - 41R/41PR Found 1/2" Iron Rod/Pipe, with cap as noted, unless otherwise noted
 - 51R/51PR Found 5/8" Iron Rod, with cap as noted
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PLAT OF
REPUBLIC GRAND RANCH
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REPUBLIC GRAND RANCH, LLC TRACT, CLERK'S FILE
No. 2019113827, MONTGOMERY COUNTY
OFFICIAL PUBLIC RECORDS
JOSE MARIA DE LA GARZA SURVEY, A-15
MONTGOMERY COUNTY, TEXAS

DECEMBER 2021

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

Job No. 21-014

SHEET 11 OF 19

OWNER / DEVELOPER

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

Gary P. Sumner,
Authorized Agent



LEGEND

- ① Block Number
- C/MF Found Concrete Monument, size and type as noted
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PLAT OF
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JOSE MARIA DE LA GARZA SURVEY, A-15
MONTGOMERY COUNTY, TEXAS

DECEMBER 2021

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

Job No. 21-014

SHEET 12 OF 19

OWNER / DEVELOPER
 REPUBLIC GRAND RANCH, LLC
 1015A West S.H. 150
 New Waverly, TX 77358
 928-713-1841
 Gary P. Sumner,
 Authorized Agent



- LEGEND**
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 No. 2019113827, MONTGOMERY COUNTY
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JOSE MARIA DE LA GARZA SURVEY, A-15
 MONTGOMERY COUNTY, TEXAS

DECEMBER 2021
 Namken, Inc.
 P.O. Box 1158, New Waverly, TX 77358
 TBPELS Firm No. 10194090
 936-661-3325

Job No. 21-014
SHEET 13 OF 19

OWNER / DEVELOPER

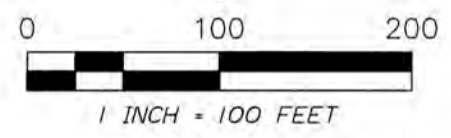
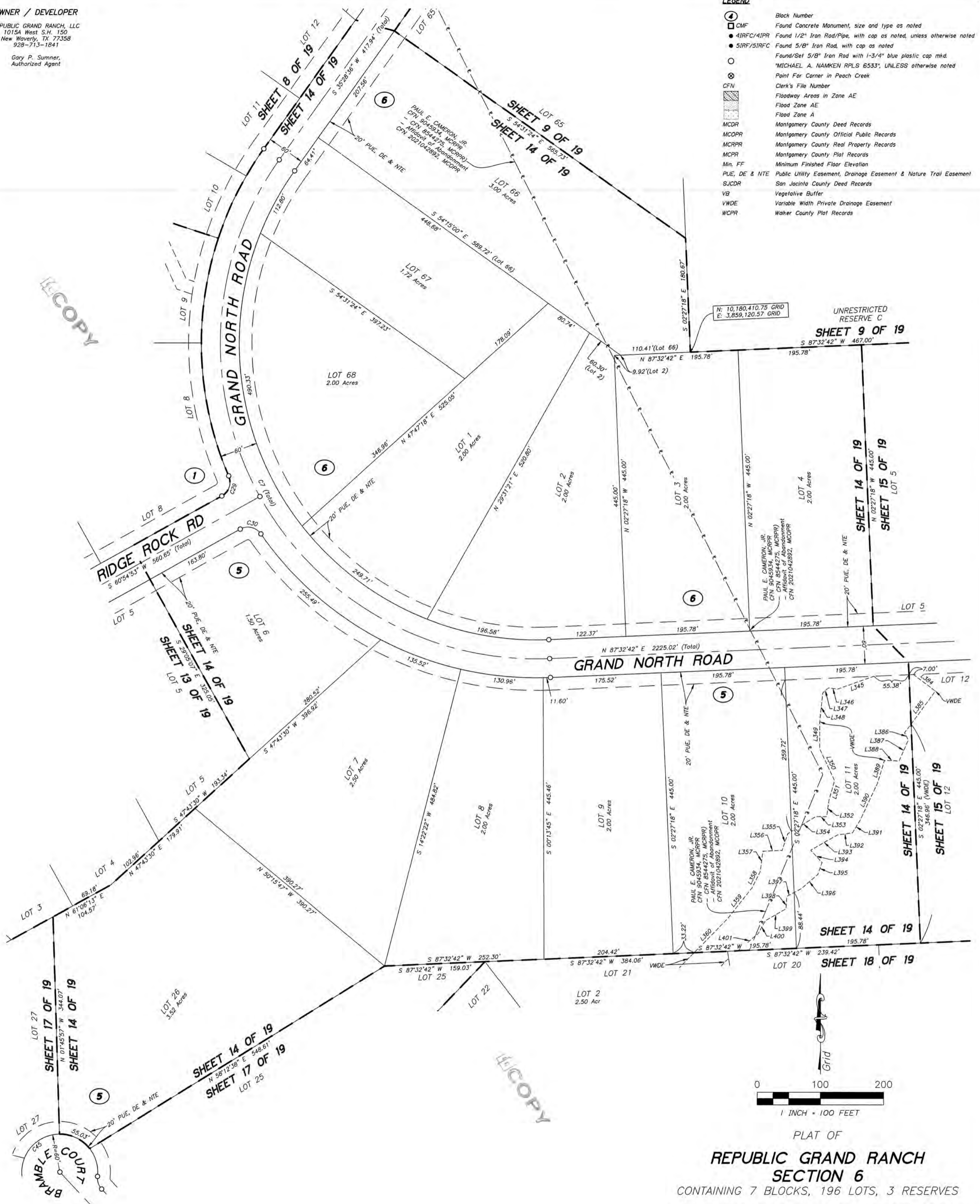
REPUBLIC GRAND RANCH, LLC
1015A West S.H. 150
New Waverly, TX 77358
928-713-1841

Gary P. Sumner,
Authorized Agent

LEGEND

- ④ Block Number
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COPY



**PLAT OF
REPUBLIC GRAND RANCH
SECTION 6**

CONTAINING 7 BLOCKS, 196 LOTS, 3 RESERVES

A SUBDIVISION CONTAINING 449.68 ACRES OF LAND,
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JOSE MARIA DE LA GARZA SURVEY, A-15
MONTGOMERY COUNTY, TEXAS

DECEMBER 2021

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

Job No. 21-014

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SHEET 14 OF 19

OWNER / DEVELOPER

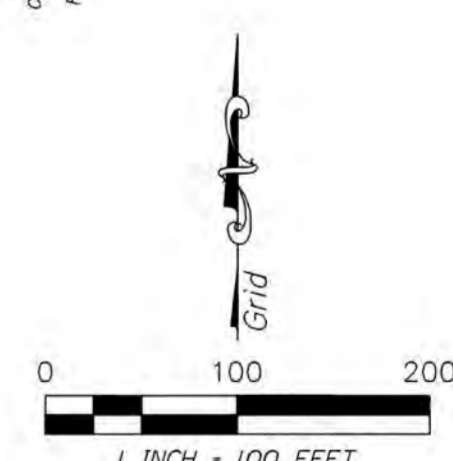
REPUBLIC GRAND RANCH, LLC
1015A West S.H. 150
New Waverly, TX 77358
928-713-1841

Gary P. Sumner,
Authorized Agent



UNRESTRICTED RESERVE C
SHEET 9 OF 19
N 10,180,430.75 GRID
E 3,859,587.14 GRID

Republic Grand Ranch, LLC
Residue of
Caled 4818.84 Acres
CPN 2019113827, MCOPR
FUTURE REPUBLIC GRAND
RANCH SECTIONS



- LEGEND**
- ⊙ Block Number
 - CMF Found Concrete Monument, size and type as noted
 - 4IRFC/4IPR Found 1/2" Iron Rod/Pipe, with cap as noted, unless otherwise noted
 - 5IRF/5IRFC Found 5/8" Iron Rod, with cap as noted
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PLAT OF
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JOSE MARIA DE LA GARZA SURVEY, A-15
MONTGOMERY COUNTY, TEXAS

DECEMBER 2021
Namken, Inc.
P.O. Box 1158, New Waverly, TX 77358
TBPELS Firm No. 10134090
936-661-3325

Job No. 21-014

SHEET 15 OF 19

OWNER / DEVELOPER

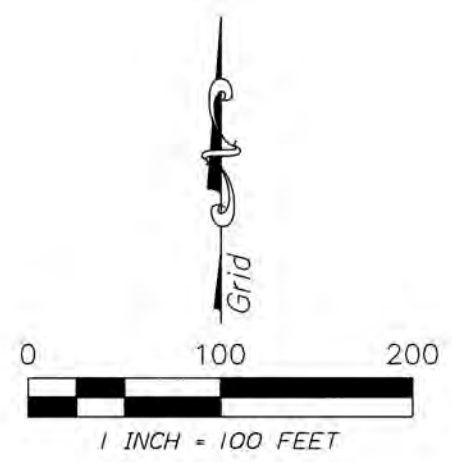
REPUBLIC GRAND RANCH, LLC
 1015A West S.H. 150
 New Waverly, TX 77358
 928-713-1841
 Gary P. Sumner,
 Authorized Agent

COPY



Charles Howard Glendinning and Mary Ann Hill
 Called Permanent Driveway Easement
 CFN 2019112715, MCOPR

Republic Grand Ranch, LLC
 Residue of Called 4818.84 Acres
 CFN 2019113827, MCOPR
 FUTURE REPUBLIC GRAND RANCH SECTIONS



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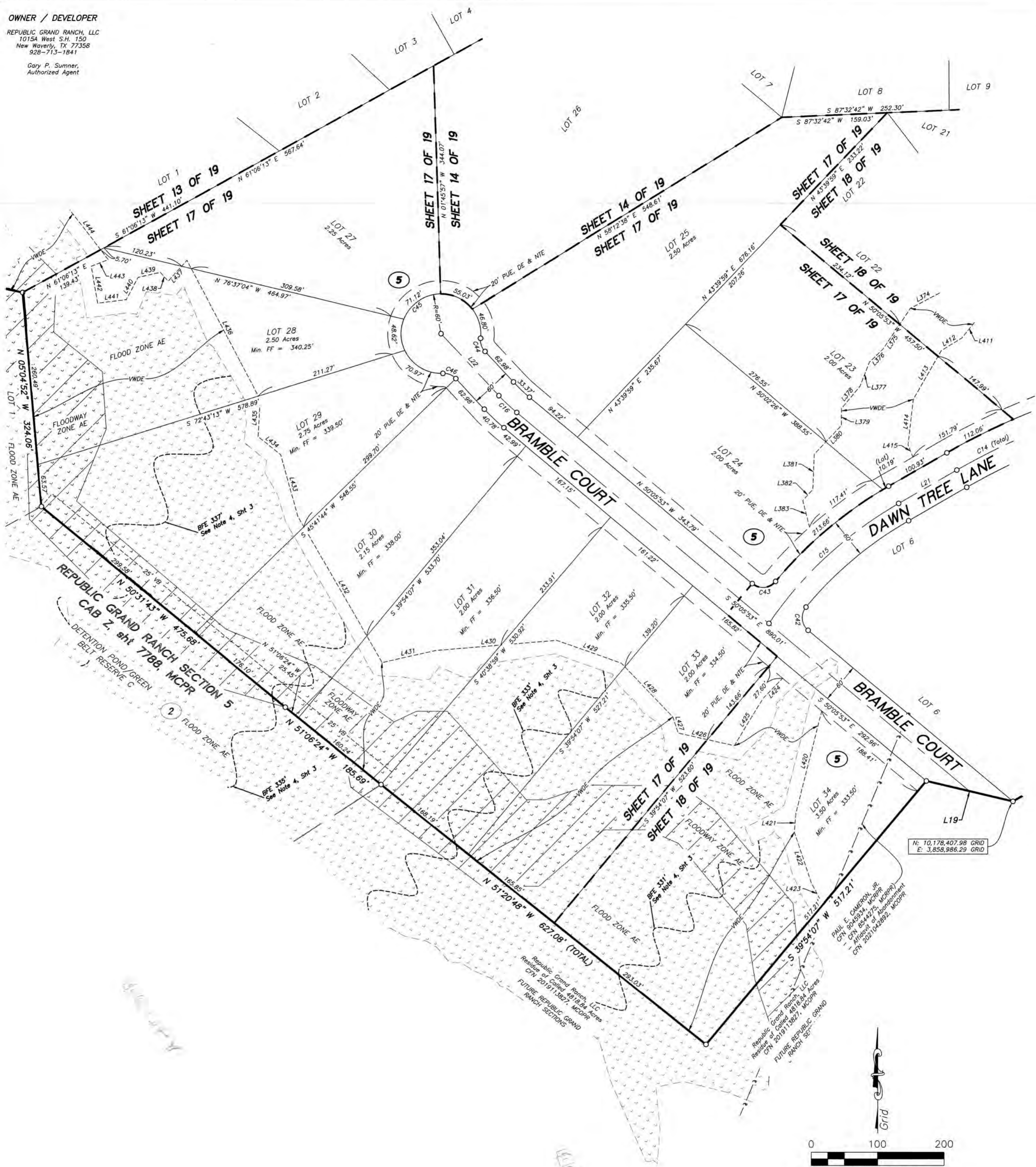
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JOSE MARIA DE LA GARZA SURVEY, A-15
 MONTGOMERY COUNTY, TEXAS

DECEMBER 2021
 Namken, Inc.
 P.O. Box 1158, New Waverly, TX 77358
 TBPELS Firm No. 10194090
 936-661-3325

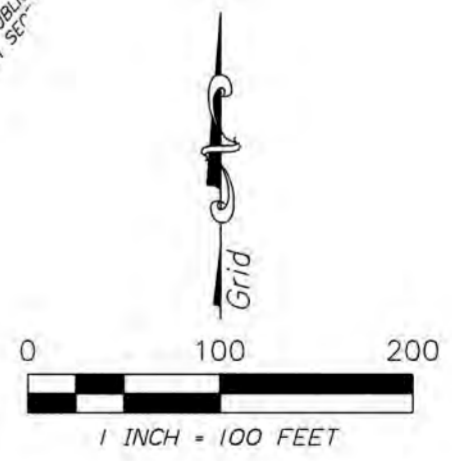
Job No. 21-014

SHEET 16 OF 19

OWNER / DEVELOPER
 REPUBLIC GRAND RANCH, LLC
 10154 West S.H. 150
 New Waverly, TX 77358
 928-713-1841
 Gary P. Sumner,
 Authorized Agent



N: 10,178,407.98 GRID
 E: 3,858,986.29 GRID



- LEGEND**
- ⊙ Block Number
 - CMF Found Concrete Monument, size and type as noted
 - 1/2" IRFC/4IPR Found 1/2" Iron Rod/Pipe, with cap as noted, unless otherwise noted
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DECEMBER 2021
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 936-661-3325

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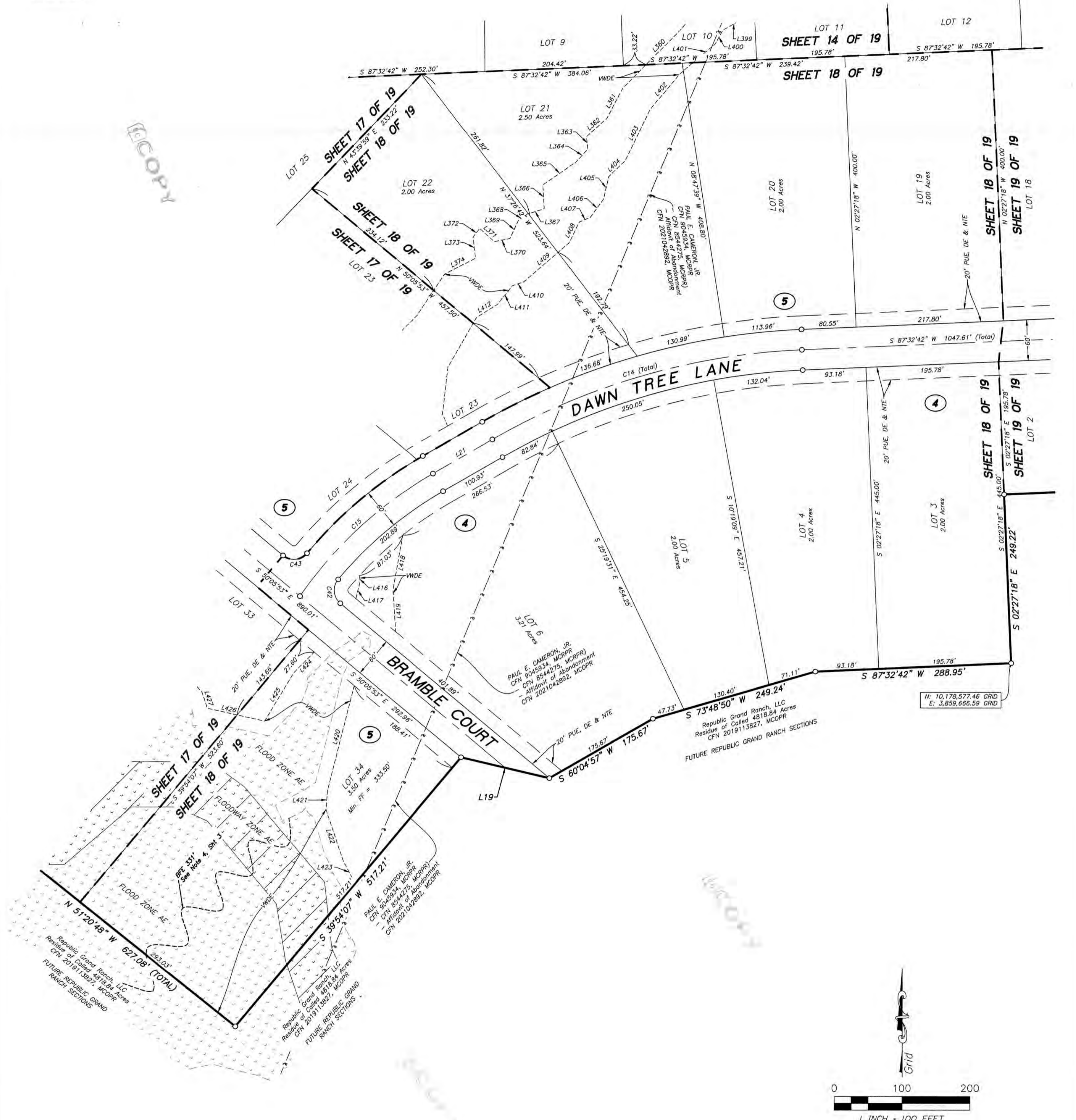
SHEET 17 OF 19

OWNER / DEVELOPER

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

Gary P. Sumner,
Authorized Agent

COPY



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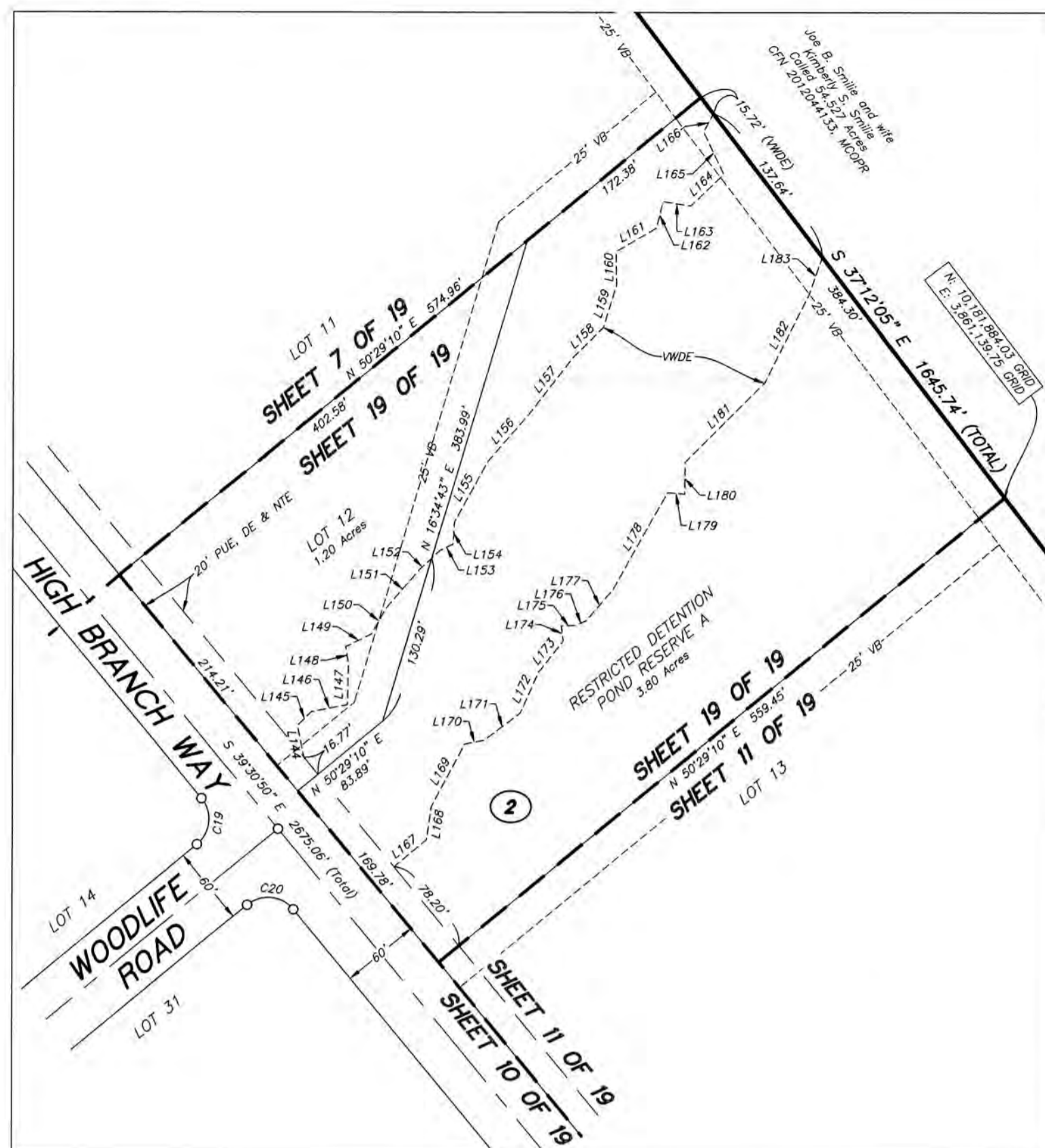
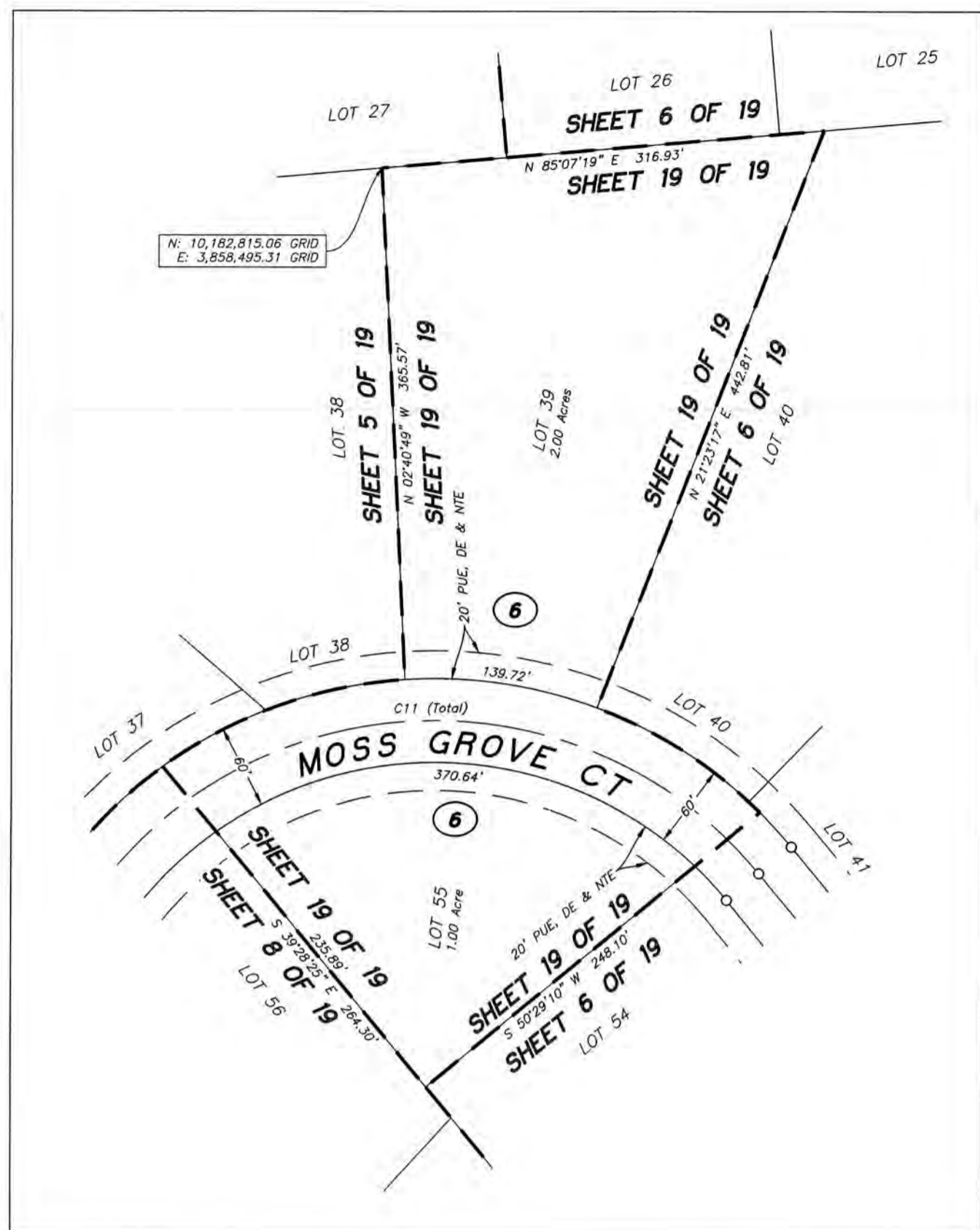
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936-661-3325

Job No. 21-014
SHEET 18 OF 19



- LEGEND**
- ④ Block Number
 - ◻ Found Concrete Monument, size and type as noted
 - 4IRFC/4IPR Found 1/2" Iron Rod/Pipe, with cap as noted, unless otherwise noted
 - 5IRF/5IRFC Found 5/8" Iron Rod, with 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
 - ⊙ Point For Corner in Peach Creek
 - CFN Clerk's File Number
 - ▨ Floodway Areas in Zone AE
 - ▨ Flood Zone AE
 - ▨ Flood Zone A
 - MCDR Montgomery County Deed Records
 - MCOPR Montgomery County Official Public Records
 - MCRPR Montgomery County Real Property Records
 - MCPR Montgomery County Plat Records
 - Min. FF Minimum Finished Floor Elevation
 - PUE, DE & NTE Public Utility Easement, Drainage Easement & Nature Trail Easement
 - SJCDR San Jacinto County Deed Records
 - VB Vegetative Buffer
 - VWDE Variable Width Private Drainage Easement
 - WCPR Walker County Plat Records

OWNER / DEVELOPER
 REPUBLIC GRAND RANCH, LLC
 10154 West S.H. 150
 New Waverly, TX 77358
 928-713-1841
 Gary P. Sumner,
 Authorized Agent

INDIVIDUAL SHEETS INDEX			
1	Sheet Number Layout	11	Block 2
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3	Notes, Line and Curve Tables	13	Blocks 1 and 5
4	Block 1 and 7, Site Bench Mark	14	Blocks 5 and 6
5	Block 1 and 6	15	Blocks 2, 5 and 6
6	Block 2 and 6	16	Block 2
7	Blocks 2 and 6	17	Block 5
8	Block 1 and 6	18	Blocks 4 and 5
9	Block 6.	19	Blocks 2, 3, 4, 5 and 6
10	Blocks 2 and 6		



COPY

**PLAT OF
 REPUBLIC GRAND RANCH
 SECTION 6**

CONTAINING 7 BLOCKS, 196 LOTS, 3 RESERVES

A SUBDIVISION CONTAINING 449.68 ACRES OF LAND,
 OUT OF THE RESIDUE OF THE 4818.84 ACRES
 REPUBLIC GRAND RANCH, LLC TRACT, CLERK'S FILE
 No. 2019113827, MONTGOMERY COUNTY
 OFFICIAL PUBLIC RECORDS
JOSE MARIA DE LA GARZA SURVEY, A-15
 MONTGOMERY COUNTY, TEXAS

DECEMBER 2021

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

Job No. 21-014

SHEET 19 OF 19